

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: West .W. Seattle/16

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 595

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$209,900	\$182,500	\$392,400	\$425,800	92.2%	12.11%
2005 Value	\$224,700	\$196,200	\$420,900	\$425,800	98.8%	11.65%
Change	+\$14,800	+\$13,700	+\$28,500		+6.6%	-0.46%
% Change	+7.1%	+7.5%	+7.3%		+7.2%	-3.80%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.46% and -3.80% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2004 Value	\$237,900	\$187,700	\$425,600
2005 Value	\$254,700	\$201,700	\$456,400
Percent Change	+7.1%	+7.5%	+7.2%

Number of one to three unit residences in the Population: 5065

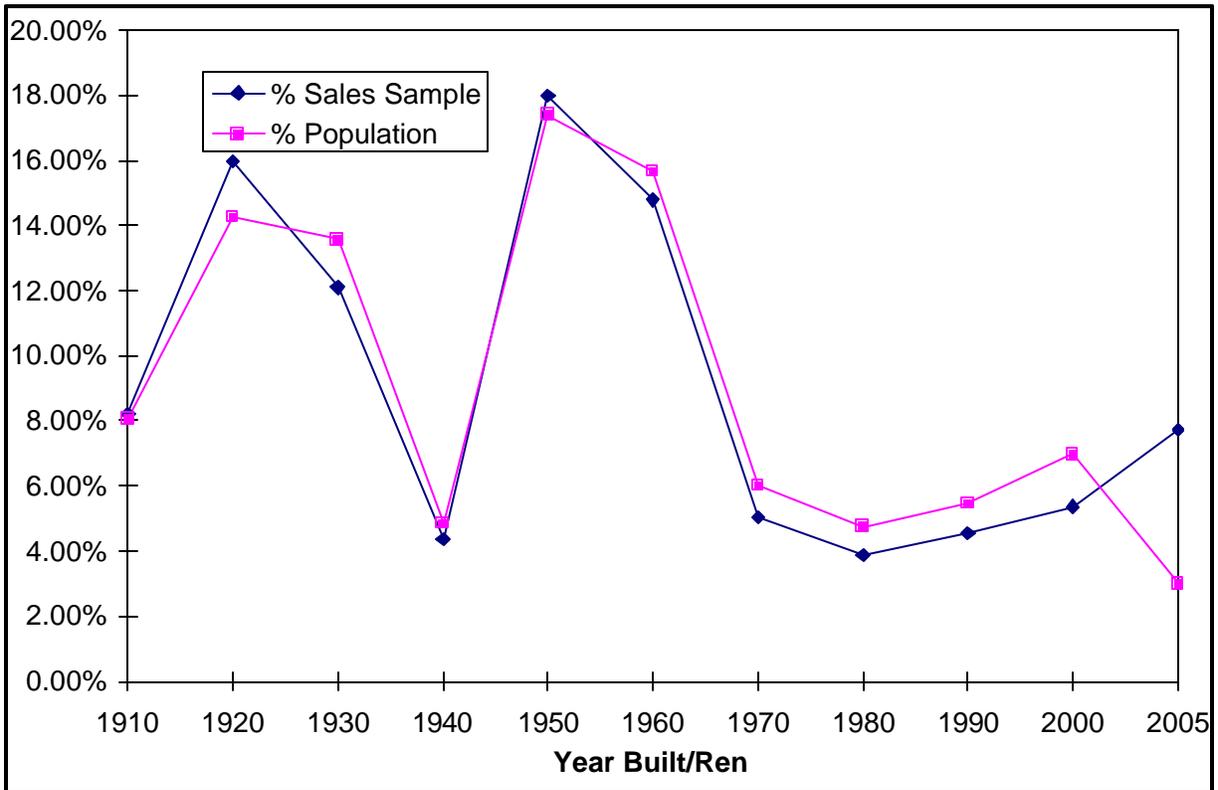
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, an improvement in *Sub Area 1* would approximately receive a 5.34% upward adjustment (8.26 overall – 2.92% for Sub Area 1). An improvement with a *small lot (<3000 SF)* would approximately receive a 1.42% upward adjustment (8.26% overall – 6.84% for small lot). An *improvement built in 1930 or less* would approximately receive a 12.43% upward adjustment (8.26% overall + 4.16% Old Year Built). An improvement that is a *High Grade (Grade 9 or greater)* would approximately receive a 3.03 upward adjustment (8.26% overall – 5.23% High Grade). An improvement coded for *Heavy or Extreme Traffic (Traffic coding >1)* would approximately receive a 1.60% upward adjustment (8.26% overall – 6.7% Heavy or Extreme Traffic). The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	49	8.24%
1920	95	15.97%
1930	72	12.10%
1940	26	4.37%
1950	107	17.98%
1960	88	14.79%
1970	30	5.04%
1980	23	3.87%
1990	27	4.54%
2000	32	5.38%
2005	46	7.73%
	595	

Population		
Year Built/Ren	Frequency	% Population
1910	408	8.06%
1920	722	14.25%
1930	687	13.56%
1940	246	4.86%
1950	881	17.39%
1960	793	15.66%
1970	305	6.02%
1980	241	4.76%
1990	277	5.47%
2000	353	6.97%
2005	152	3.00%
	5065	

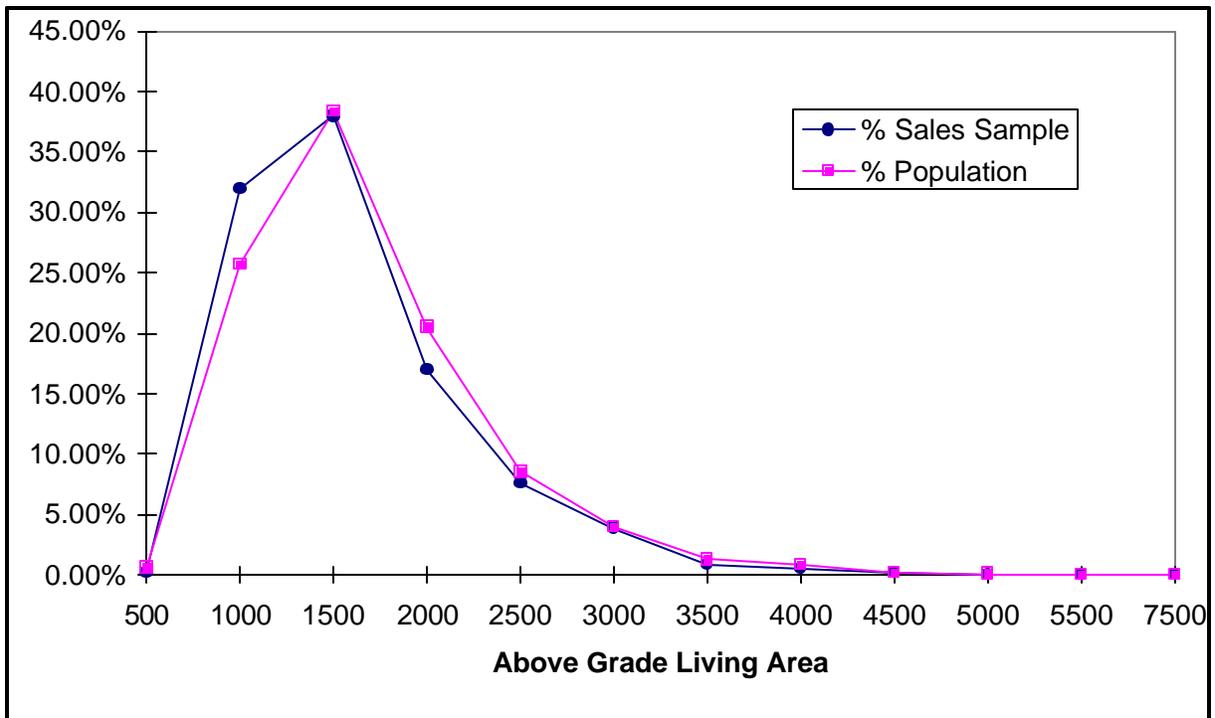


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.17%
1000	190	31.93%
1500	226	37.98%
2000	101	16.97%
2500	45	7.56%
3000	23	3.87%
3500	5	0.84%
4000	3	0.50%
4500	1	0.17%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	595	

Population		
AGLA	Frequency	% Population
500	29	0.57%
1000	1299	25.65%
1500	1941	38.32%
2000	1038	20.49%
2500	431	8.51%
3000	201	3.97%
3500	64	1.26%
4000	44	0.87%
4500	10	0.20%
5000	5	0.10%
5500	0	0.00%
7500	3	0.06%
	5065	

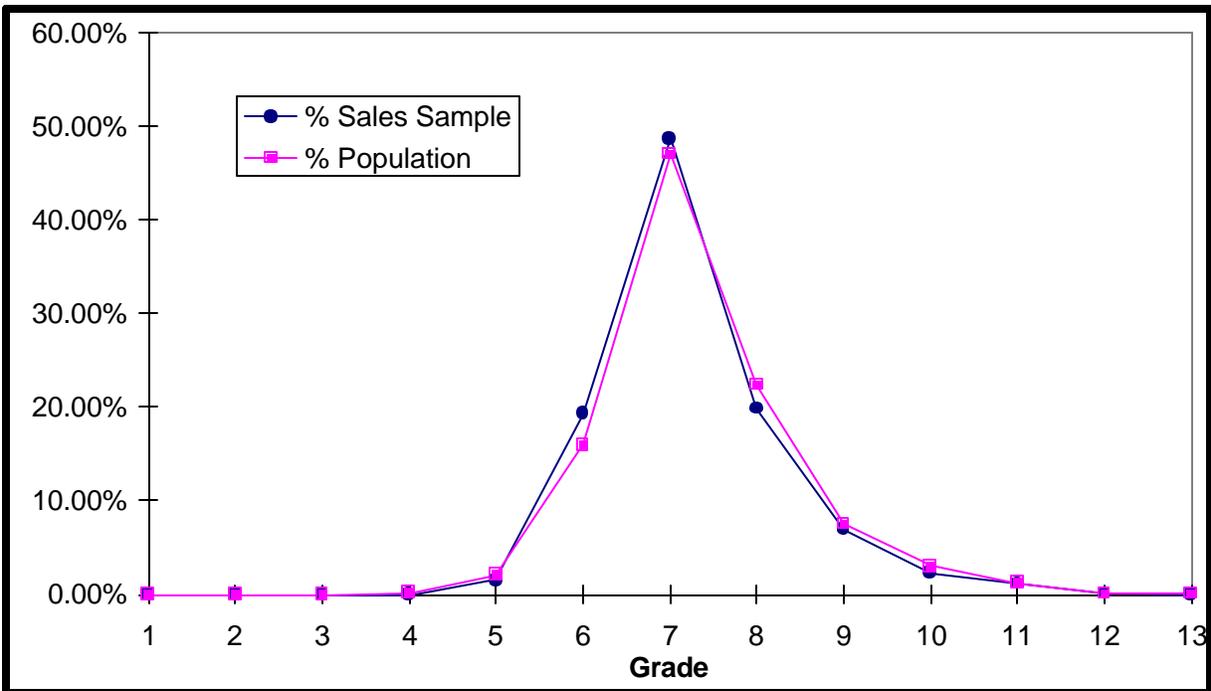


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

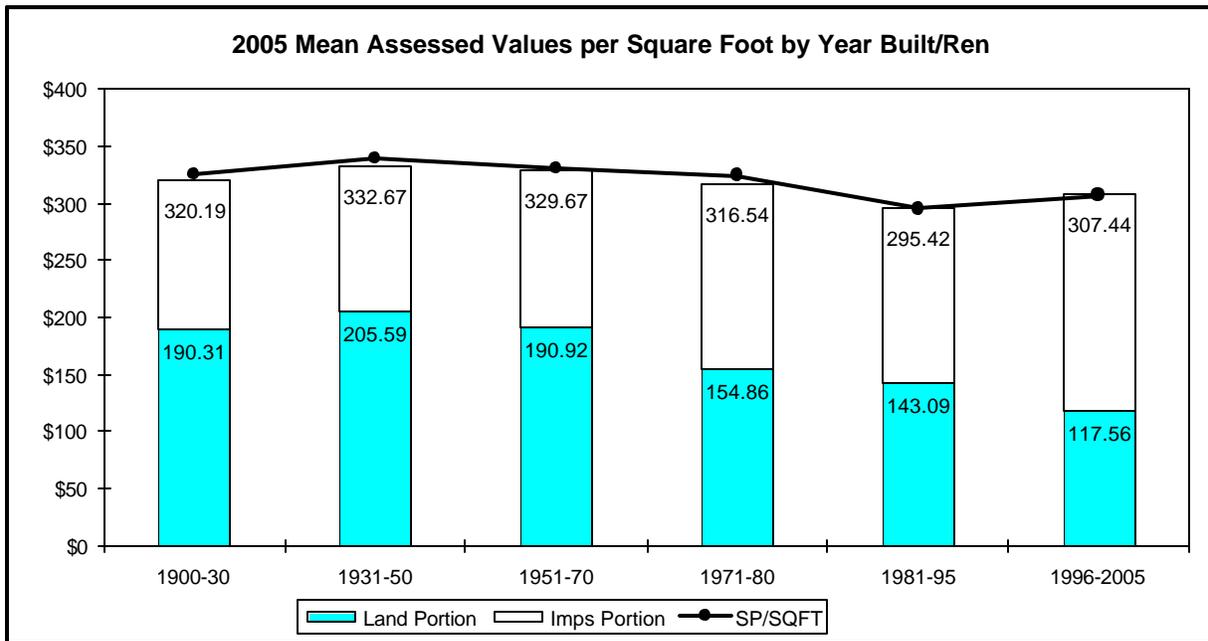
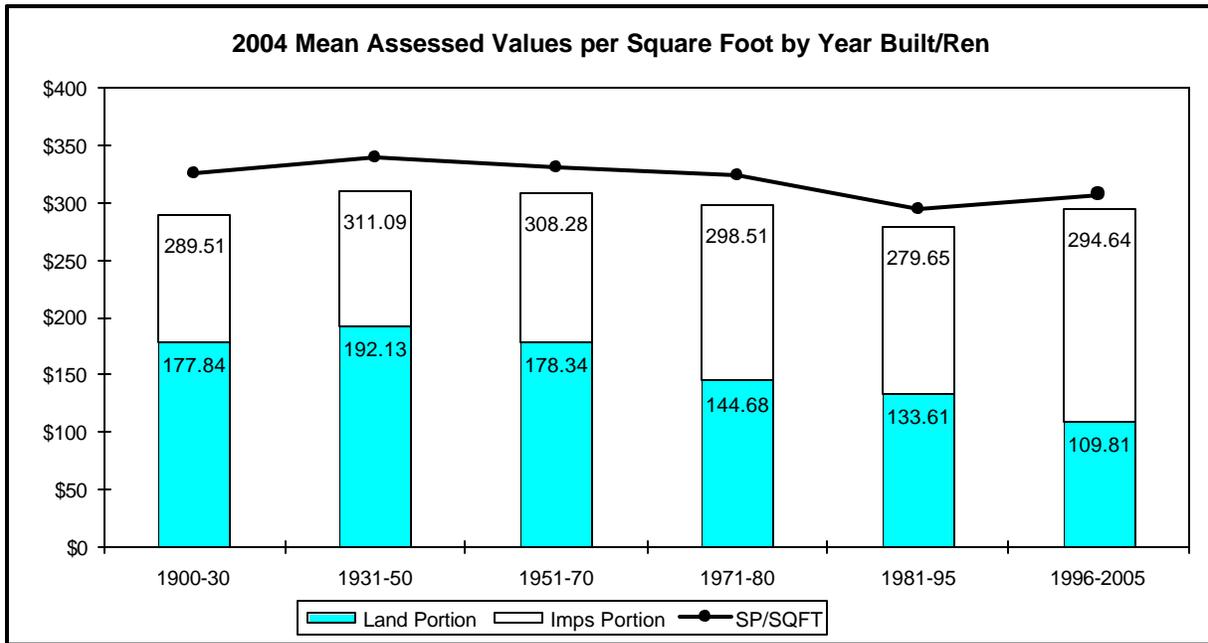
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	9	1.51%
6	115	19.33%
7	290	48.74%
8	118	19.83%
9	41	6.89%
10	14	2.35%
11	7	1.18%
12	1	0.17%
13	0	0.00%
	595	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	10	0.20%
5	106	2.09%
6	811	16.01%
7	2387	47.13%
8	1139	22.49%
9	384	7.58%
10	154	3.04%
11	63	1.24%
12	8	0.16%
13	3	0.06%
	5065	



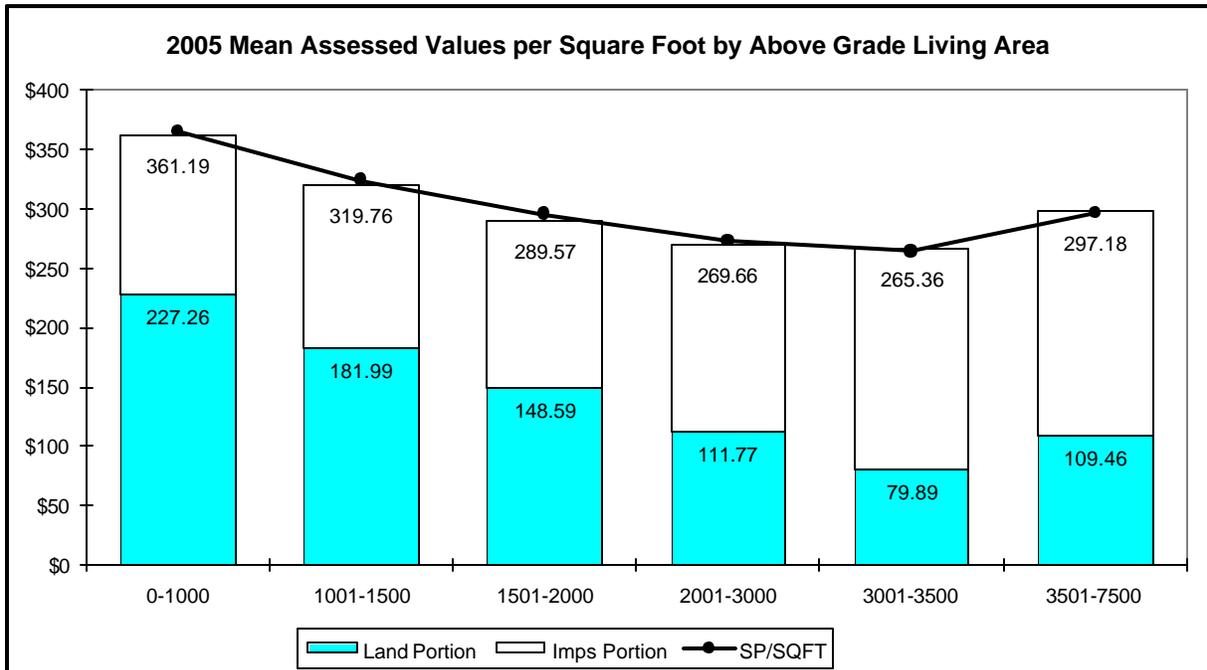
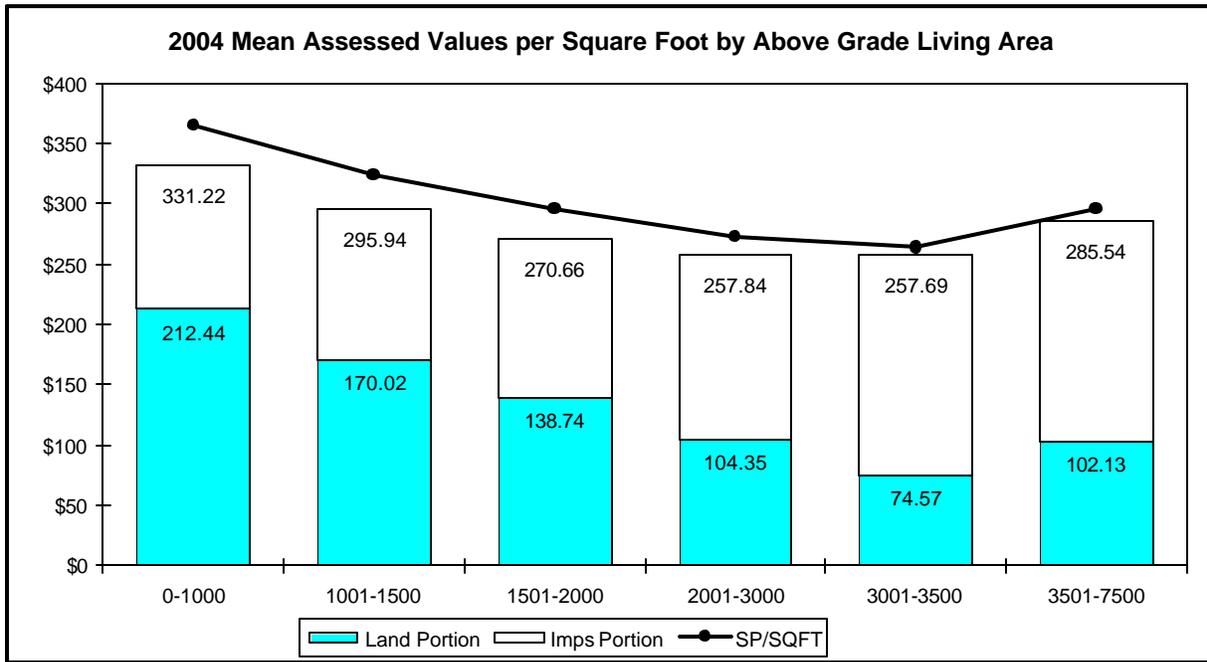
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2004 and 2005 Per Square Foot Values By Year Built / Renovated



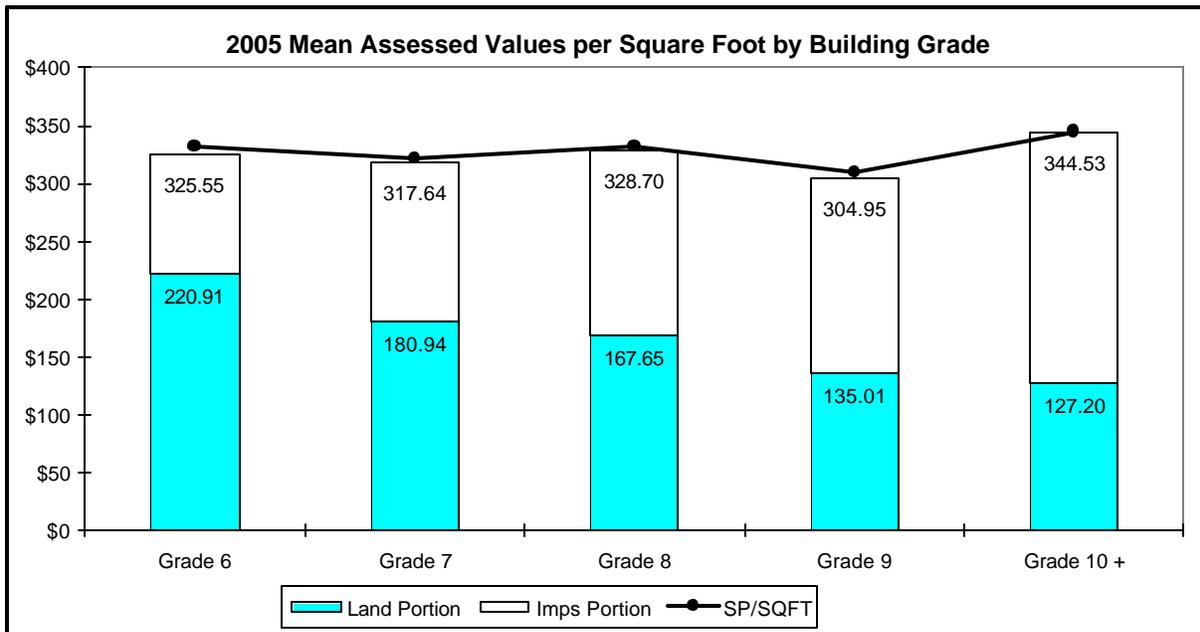
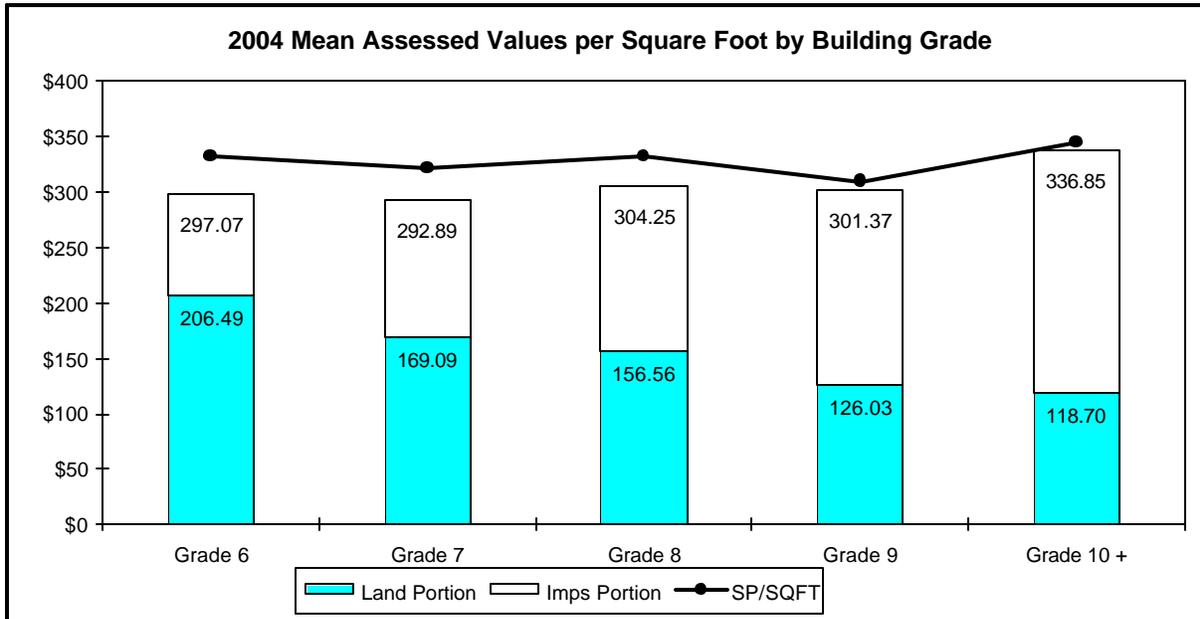
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values By Above Grade Living Area

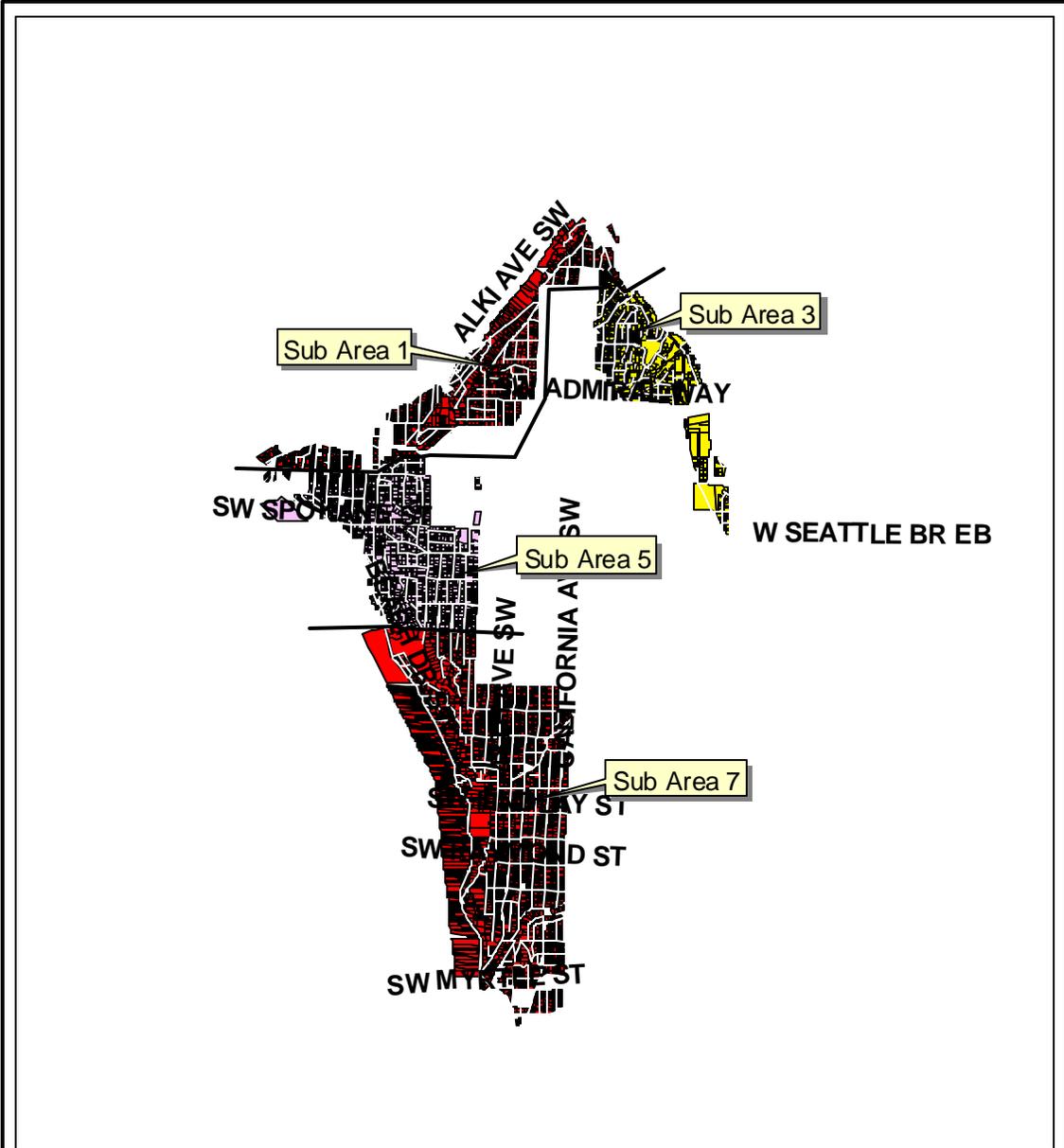


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values By Building Grade



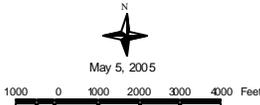
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 16 - W. West Seattle

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Department of Assessments

Legend

Streets

Sub Areas

Red	1
Yellow	3
Light Blue	5
Dark Red	7

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 5 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 7.3% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.073, \text{ with the result rounded down to the next } \$1,000.$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 595 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, an improvement in *Sub Area 1* had higher average ratios than other improvements. An improvement with a *small lot (<3000 SF)* had higher average ratios than other improvements. An *improvement built in 1930 or less* had lower average ratios than other improvements. An improvement that is a *High Grade (Grade 9 or greater)* had higher average ratios than other improvements. An improvement coded for *Heavy or Extreme Traffic (Traffic coding >1)* had higher average ratios than other improvements. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / \{ .923672 + (0.025616 \text{ if Sub Area } =1) + (0.062327 \text{ if Lot Size is less than 3,000 SF}) - (0.034203 \text{ if Year Built is 1930 or less}) + (0.046876 \text{ if Grade 9 or greater}) + (.060564 \text{ if Traffic Coding is } >1) \}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.075)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value * 1.075).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If the improvement count = 1 and is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 16 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.26%

Sub Area 1 **Yes**

-

% Adjustment 2.92%

**Small Lot
(<3000 SF)** **Yes**

-

% Adjustment 6.84%

**Old YB (1930 or
less)** **Yes**

% Adjustment 4.16%

**High Grade
(Grade 9 &
greater)** **Yes**

-

% Adjustment 5.23%

**Heavy or
Extreme Traffic
(Traffic Coding
>1)** **Yes**

% Adjustment -6.7%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement built in 1930 or less would *approximately* receive a 12.43% upward adjustment (8.26% overall + 4.16% Old Year Built). There are 248 sales and 1446 parcels in the population that meet this criteria. Some of these parcels will also receive adjustments for other variables.

36% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone. The balance of the population of 1 to 3 family home parcels in the area are adjusted by the overall plus another variable and/or multiple variables.

Area 16 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	9	0.845	0.918	8.7%	0.832	1.004
6	115	0.899	0.988	9.8%	0.966	1.009
7	290	0.908	0.985	8.5%	0.971	0.999
9	41	0.979	0.993	1.4%	0.966	1.019
10+	22	0.981	1.005	2.4%	0.962	1.048
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1930	216	0.887	0.980	10.5%	0.963	0.997
1931-1950	133	0.917	0.978	6.7%	0.958	0.998
1951-1970	118	0.933	0.997	6.9%	0.977	1.017
1971-1980	23	0.932	0.985	5.8%	0.929	1.042
1981-1995	43	0.949	0.997	5.1%	0.965	1.029
1996-2005	62	0.965	1.003	4.0%	0.977	1.029
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	7	0.933	1.010	8.2%	0.913	1.107
Good	261	0.922	0.998	8.2%	0.984	1.012
Very Good	43	0.886	0.969	9.4%	0.928	1.011
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	382	0.919	0.993	8.0%	0.981	1.005
2.5	6	0.968	0.977	1.0%	0.907	1.047
3	8	1.029	1.028	-0.1%	0.922	1.135

Area 16 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0-1000	191	0.907	0.989	9.1%	0.974	1.005
1001-1500	226	0.916	0.989	8.0%	0.973	1.005
1501-2000	101	0.916	0.980	7.0%	0.955	1.005
3001-3500	5	0.977	1.006	3.0%	0.863	1.149
3501-7500	4	0.962	1.001	4.1%	0.878	1.124
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	392	0.908	0.983	8.3%	0.972	0.994
Yes	203	0.938	0.995	6.1%	0.978	1.012
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	584	0.920	0.987	7.3%	0.977	0.996
Yes	11	0.979	1.041	6.4%	0.980	1.103
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3000	23	0.985	0.992	0.7%	0.964	1.020
3000-5000	203	0.918	0.990	7.9%	0.974	1.006
5001-8000	316	0.922	0.993	7.7%	0.980	1.005
8001-12000	42	0.934	0.990	6.0%	0.953	1.027
12001-20000	11	0.812	0.876	7.8%	0.802	0.949

Area 16 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Sub Area 1	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	105	0.951	0.986	3.7%	0.966	1.007
N	490	0.914	0.989	8.2%	0.978	0.999
Small Lot (<3000)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	572	0.919	0.988	7.6%	0.979	0.998
Y	23	0.985	0.992	0.7%	0.964	1.020
Old Year Built (1930 or less)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	347	0.941	0.991	5.4%	0.980	1.003
Y	248	0.891	0.983	10.4%	0.968	0.999
High Grade (Grade 9 and greater)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	532	0.908	0.986	8.6%	0.976	0.996
Y	63	0.980	0.998	1.9%	0.976	1.021
Heavy or Extreme Traffic	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	551	0.918	0.988	7.6%	0.978	0.998
Yes	44	0.970	0.990	2.0%	0.958	1.022

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: WC/Team 3	Lien Date: 01/01/2004	Date of Report: 5/3/2005	Sales Dates: 1/2003 - 12/2004
Area 16 - West Seattle	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	595
<i>Mean Assessed Value</i>	392,400
<i>Mean Sales Price</i>	425,800
<i>Standard Deviation AV</i>	175.073
<i>Standard Deviation SP</i>	181.132

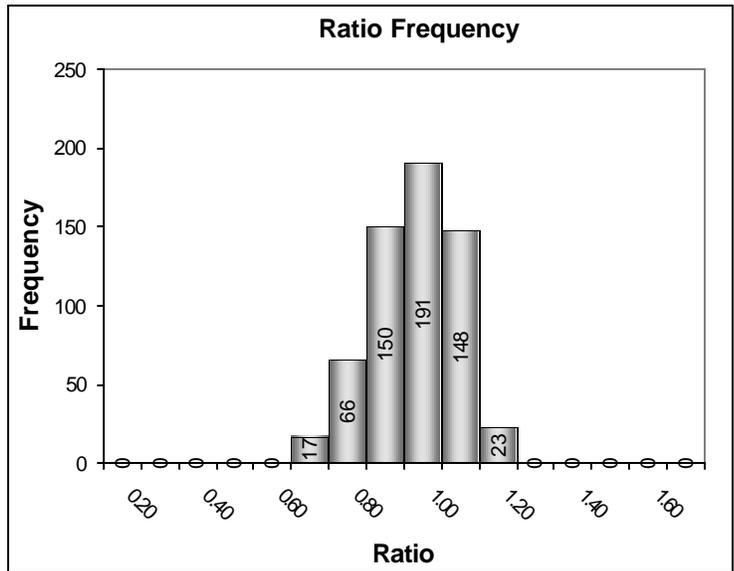
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.926
<i>Median Ratio</i>	0.931
<i>Weighted Mean Ratio</i>	0.922

UNIFORMITY	
<i>Lowest ratio</i>	0.631
<i>Highest ratio:</i>	1.195
<i>Coefficient of Dispersion</i>	9.81%
<i>Standard Deviation</i>	0.112
<i>Coefficient of Variation</i>	12.11%
<i>Price Related Differential (PRD)</i>	1.005

RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.921
<i>Upper limit</i>	0.942
95% Confidence: Mean	
<i>Lower limit</i>	0.917
<i>Upper limit</i>	0.935

SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	5065
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.112
Recommended minimum:	20
<i>Actual sample size:</i>	595
Conclusion:	OK

NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	284
<i># ratios above mean:</i>	311
<i>z:</i>	1.107
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout Area 16

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: WC/Team 3	Lien Date: 01/01/2005	Date of Report: 5/3/2005	Sales Dates: 1/2003 - 12/2004
Area 16 - West Seattle	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	595
Mean Assessed Value	420,900
Mean Sales Price	425,800
Standard Deviation AV	177.839
Standard Deviation SP	181.132

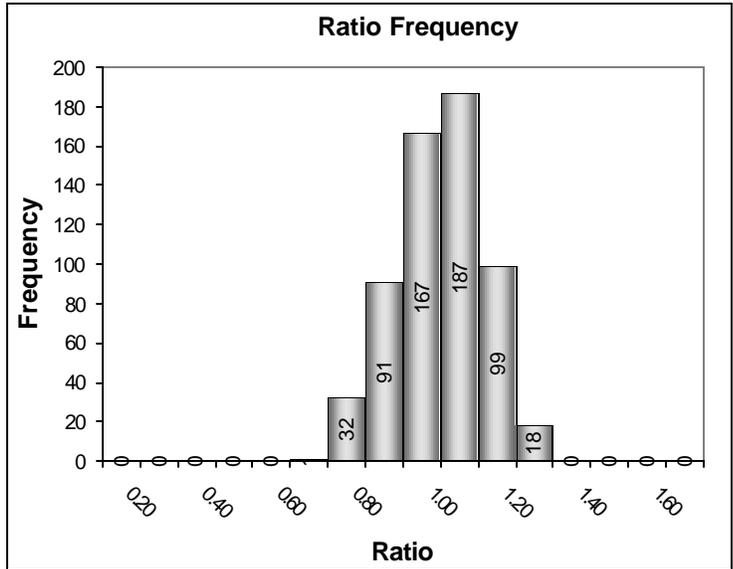
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	1.004
Weighted Mean Ratio	0.988

UNIFORMITY	
Lowest ratio	0.683
Highest ratio:	1.294
Coefficient of Dispersion	9.30%
Standard Deviation	0.116
Coefficient of Variation	11.65%
Price Related Differential (PRD)	1.010

RELIABILITY	
95% Confidence: Median	
Lower limit	0.993
Upper limit	1.014
95% Confidence: Mean	
Lower limit	0.989
Upper limit	1.008

SAMPLE SIZE EVALUATION	
N (population size)	5065
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.116
Recommended minimum:	22
Actual sample size:	595
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	286
# ratios above mean:	309
z:	0.943
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout Area 16

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

- 1= Poor Many repairs needed. Showing serious deterioration
- 2= Fair Some repairs needed immediately. Much deferred maintenance.
- 3= Average Depending upon age of improvement; normal amount of upkeep for the age of the home.
- 4= Good Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
- 5= Very Good Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

- Grades 1 - 3 Falls short of minimum building standards. Normally cabin or inferior structure.
- Grade 4 Generally older low quality construction. Does not meet code.
- Grade 5 Lower construction costs and workmanship. Small, simple design.
- Grade 6 Lowest grade currently meeting building codes. Low quality materials, simple designs.
- Grade 7 Average grade of construction and design. Commonly seen in plats and older subdivisions.
- Grade 8 Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
- Grade 9 Better architectural design, with extra exterior and interior design and quality.
- Grade 10 Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
- Grade 11 Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
- Grade 12 Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
- Grade 13 Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	762220	0170	2/23/04	\$280,000	670	0	5	1915	3	6263	N	N	2742 58TH AV SW
001	637200	0426	4/26/04	\$275,000	850	0	5	1920	3	3259	N	N	5617 SW LANDER ST
001	091300	0399	7/15/04	\$350,000	1010	0	5	1913	4	4402	Y	N	2316 HOBART AV SW
001	927420	1660	10/17/03	\$265,000	750	0	6	1906	4	3500	N	N	1506 45TH AV SW
001	058500	0655	2/23/04	\$260,000	840	0	6	1923	3	5000	N	N	5006 SW WAITE ST
001	058500	0530	6/17/04	\$240,000	860	290	6	1919	3	7400	N	N	5070 SW WAITE ST
001	765240	0060	12/17/03	\$250,000	860	0	6	1909	3	3600	N	N	2619 MARINE AV SW
001	765240	0060	5/28/04	\$288,500	860	0	6	1909	3	3600	N	N	2619 MARINE AV SW
001	938520	0035	3/10/04	\$335,000	880	0	6	1919	4	3975	Y	N	2408 55TH AV SW
001	091300	0320	9/12/03	\$340,000	950	0	6	1910	3	4804	Y	N	2314 HALLECK AV SW
001	938520	0075	3/25/03	\$342,000	980	760	6	1931	4	4300	N	N	2446 55TH AV SW
001	927620	1420	7/29/04	\$360,000	990	0	6	1949	3	5500	N	N	2602 50TH AV SW
001	927620	1110	3/28/03	\$266,000	1020	0	6	1976	3	3500	N	N	2632 49TH AV SW
001	637200	0435	6/7/04	\$459,000	1140	800	6	1924	4	5070	N	N	2708 57TH AV SW
001	015100	0055	10/28/03	\$350,000	1180	0	6	1914	3	4920	N	N	3041 64TH AV SW
001	058500	0445	9/16/03	\$300,000	1470	400	6	1900	4	5000	N	N	5023 SW GRAYSON ST
001	637200	0065	10/28/03	\$305,000	780	780	7	1926	3	3600	N	N	2555 57TH AV SW
001	350510	0565	7/2/04	\$450,000	790	250	7	1942	3	8040	Y	N	5203 SW PRITCHARD ST
001	637350	0100	3/3/03	\$317,000	840	375	7	1938	4	4840	N	N	3056 64TH AV SW
001	927620	1259	6/25/04	\$350,000	860	730	7	1990	3	3000	N	N	2641 49TH AV SW
001	927620	1320	6/1/04	\$389,000	870	650	7	1911	3	5500	N	N	2648 50TH AV SW
001	005900	0710	3/19/03	\$334,950	910	220	7	1941	3	5083	N	N	2700 56TH AV SW
001	928020	0040	5/4/04	\$295,900	920	670	7	1946	3	4365	N	N	2303 47TH AV SW
001	761620	0030	6/19/03	\$310,000	950	0	7	1952	3	5814	N	N	5052 SW OLGA ST
001	637200	0036	11/5/04	\$490,000	960	180	7	1930	3	3520	N	N	2531 57TH AV SW
001	637350	0090	11/3/04	\$325,000	960	0	7	1942	3	6050	N	N	3050 64TH AV SW
001	005600	0040	7/26/04	\$447,500	1050	840	7	1951	4	5850	Y	N	5750 SW ADMIRAL WY
001	005600	0045	10/8/03	\$472,732	1050	920	7	1951	4	7524	Y	N	5744 SW ADMIRAL WY
001	005600	0050	8/8/03	\$530,000	1050	930	7	1951	4	5750	Y	N	5740 SW ADMIRAL WY
001	014500	0015	9/1/04	\$498,500	1080	1080	7	2001	3	5068	Y	N	5628 SW ADMIRAL WY

**Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	005900	0430	10/1/03	\$370,000	1100	300	7	1940	4	5400	Y	N	5340 SW ADMIRAL WY
001	005900	0410	2/5/03	\$430,000	1110	420	7	1941	4	5000	Y	N	5350 SW ADMIRAL WY
001	761620	0015	6/4/03	\$258,020	1110	0	7	1952	3	6120	N	N	5065 SW WAITE ST
001	091300	0140	6/17/03	\$485,000	1130	600	7	1912	4	4792	Y	N	2104 HALLECK AV SW
001	005900	0470	8/18/04	\$440,950	1140	300	7	1940	3	5400	Y	N	5324 SW ADMIRAL WY
001	927620	1260	10/3/03	\$345,000	1210	220	7	1927	4	6000	N	N	2645 49TH AV SW
001	637200	0280	6/24/04	\$363,000	1220	900	7	1922	3	5130	N	N	2437 55TH AV SW
001	637350	0070	5/6/03	\$335,000	1220	0	7	1939	4	7260	N	N	3044 64TH AV SW
001	927620	1525	2/10/03	\$332,000	1230	900	7	1960	3	5500	N	N	2649 50TH AV SW
001	058500	0259	6/17/04	\$409,000	1270	540	7	1948	3	4225	N	N	2414 51ST AV SW
001	637450	0005	10/20/03	\$462,500	1270	600	7	1979	4	4854	N	N	6415 SW STEVENS ST
001	927220	1085	1/2/03	\$392,000	1270	1070	7	1955	4	3900	N	N	4110 SW ATLANTIC ST
001	928170	0035	5/21/03	\$375,000	1310	740	7	1959	3	6264	N	N	2328 48TH AV SW
001	928170	0045	7/31/03	\$390,000	1310	740	7	1960	3	6106	N	N	2334 48TH AV SW
001	928170	0060	6/25/03	\$380,000	1310	740	7	1959	3	5950	N	N	2340 48TH AV SW
001	928170	0075	12/31/03	\$410,000	1310	740	7	1960	3	6120	N	N	2348 48TH AV SW
001	928170	0090	10/8/03	\$399,950	1310	740	7	1960	3	4900	N	N	2356 48TH AV SW
001	928170	0106	10/2/03	\$410,000	1310	740	7	1960	3	5740	N	N	2362 48TH AV SW
001	927220	0725	4/30/04	\$440,000	1320	0	7	1912	5	3000	N	N	1340 44TH AV SW
001	091400	0080	2/20/04	\$465,000	1375	420	7	1928	4	2880	Y	N	2224 BONAIR PL SW
001	927620	1215	5/30/03	\$380,000	1380	0	7	1910	3	6000	N	N	2619 49TH AV SW
001	762220	0165	4/5/04	\$365,000	1440	0	7	1919	3	6263	N	N	2736 58TH AV SW
001	102403	9052	6/16/04	\$504,000	1470	0	7	1986	3	6716	Y	N	5305 SW PRITCHARD ST
001	927220	0675	2/13/04	\$448,050	1470	0	7	1926	4	4400	Y	N	1320 44TH AV SW
001	058500	0269	6/23/03	\$363,000	1560	350	7	1948	3	5775	N	N	5054 SW GRAYSON ST
001	761620	0050	5/16/03	\$340,000	1700	0	7	1952	3	6120	N	N	5076 SW OLGA ST
001	350810	0135	11/10/03	\$540,000	1710	0	7	1986	3	4830	Y	N	2351 HOBART AV SW
001	350810	0155	5/20/04	\$432,250	1740	0	7	1984	3	6993	Y	N	2364 HOBART AV SW
001	014800	0065	2/18/04	\$500,000	1760	0	7	1914	3	4678	N	N	2767 59TH AV SW
001	927620	1165	1/5/04	\$309,000	1820	383	7	2001	3	2500	N	N	2604 49TH AV SW
001	014800	0155	1/13/04	\$464,000	1840	370	7	1940	3	7080	N	N	3035 63RD AV SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	637300	0125	6/4/04	\$399,922	1940	0	7	1975	3	4720	N	N	3057 62ND AV SW
001	637200	0390	8/31/04	\$440,000	2020	0	7	1975	3	5130	N	N	2534 56TH AV SW
001	014800	0115	7/21/04	\$522,328	2226	0	7	1925	4	4440	N	N	2763 59TH AV SW
001	637200	0190	6/2/03	\$550,000	960	1000	8	2001	3	4520	N	N	2542 57TH AV SW
001	927120	0035	5/19/04	\$675,000	1020	900	8	1998	3	8500	Y	N	1028 CALIFORNIA LN SW
001	927920	0606	7/23/03	\$340,000	1180	490	8	1952	3	7903	N	N	4900 SW NIESZ CT
001	058500	0635	5/25/04	\$451,000	1240	0	8	1921	4	5000	N	N	5016 SW WAITE ST
001	637450	0090	12/2/03	\$455,000	1240	490	8	1967	3	6880	N	N	3007 66TH AV SW
001	927220	0800	12/16/04	\$510,500	1340	540	8	1939	4	4750	Y	N	1313 CALIFORNIA AV SW
001	927220	1126	8/2/04	\$839,000	1350	570	8	1909	5	3403	Y	N	1440 PALM AV SW
001	928020	0020	3/26/04	\$385,000	1360	600	8	1980	3	4450	N	N	2308 48TH AV SW
001	927620	1185	11/26/03	\$400,000	1440	0	8	1929	4	4080	N	N	2605 49TH AV SW
001	761620	0110	3/29/04	\$415,000	1580	1500	8	1978	4	6784	N	N	5026 SW ADMIRAL WY
001	058500	0120	9/19/03	\$485,000	1840	820	8	1992	3	4230	Y	N	2306 51ST AV SW
001	005900	0635	6/18/03	\$545,000	1900	1000	8	1962	3	9308	Y	N	5520 SW LANDER PL
001	927920	0055	7/15/04	\$515,000	1940	0	8	1980	4	6696	Y	N	2222 SUNSET AV SW
001	927220	0740	3/31/04	\$620,000	2110	240	8	1907	4	5225	Y	N	1339 CALIFORNIA AV SW
001	091300	0394	2/24/03	\$625,000	2570	0	8	1989	3	3743	Y	N	2312 HOBART AV SW
001	091300	0394	11/17/04	\$775,000	2570	0	8	1989	3	3743	Y	N	2312 HOBART AV SW
001	637200	0425	3/10/04	\$640,000	2650	0	8	1997	3	6832	N	N	5621 SW LANDER ST
001	927420	1811	9/14/04	\$500,000	1400	240	9	2004	3	1294	N	N	1511 B 44TH AV SW
001	927920	0770	10/8/03	\$588,000	1410	0	9	1931	3	6000	Y	N	1914 48TH AV SW
001	765240	0110	4/21/03	\$399,950	1560	0	9	2001	3	1610	N	N	2628 MARINE AV SW
001	927420	1807	4/7/04	\$505,873	1590	0	9	2004	3	1937	N	N	1509 44TH AV SW
001	927420	1813	8/30/04	\$520,000	1600	300	9	2004	3	1714	N	N	1511 A 44TH AV SW
001	765240	0112	2/10/04	\$437,000	1640	0	9	2001	3	1612	N	N	5810 SW LANDER ST
001	927970	0090	6/10/03	\$564,000	1750	500	9	1928	4	3655	Y	N	1712 SUNSET AV SW
001	014800	0234	1/5/04	\$730,000	1760	520	9	1964	3	13054	Y	N	6618 SW ADMIRAL WY
001	927420	1685	4/28/03	\$620,000	1814	0	9	1906	5	6250	N	N	1518 45TH AV SW
001	927920	0460	2/3/03	\$519,995	1870	0	9	1954	3	9020	N	N	2138 49TH AV SW
001	927970	0395	8/27/04	\$850,000	1940	0	9	1937	4	8400	Y	N	2105 SUNSET AV SW

**Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	927970	0395	4/30/03	\$875,000	1940	0	9	1937	4	8400	Y	N	2105 SUNSET AV SW
001	637200	0395	9/24/03	\$700,000	2068	1056	9	2002	3	5130	N	N	2530 56TH AV SW
001	927420	2020	4/2/04	\$629,950	2080	0	9	1928	4	4000	N	N	1507 45TH AV SW
001	927970	0007	12/29/04	\$600,000	2340	0	9	1950	4	8280	N	N	1920 SUNSET AV SW
001	927720	0110	3/22/04	\$650,000	2450	0	9	1994	4	5036	Y	N	5338 SW LANDER ST
001	927220	1125	6/16/04	\$817,200	2590	880	9	1989	3	4444	Y	N	1450 PALM AV SW
001	015300	0020	12/16/03	\$635,000	2670	0	9	1991	3	3000	Y	N	3112 ALKI AV SW
001	350810	0260	10/20/03	\$954,950	1730	820	10	1977	4	10281	Y	N	2439 53RD AV SW
001	927920	1280	11/25/03	\$855,000	2410	0	10	1988	3	3780	Y	N	2041 BONAIR DR SW
001	637450	0091	9/29/03	\$975,000	2690	830	10	2003	3	6662	Y	N	6614 SW ADMIRAL WY
001	927970	0165	4/29/03	\$1,525,000	4140	220	10	1910	5	7456	Y	N	1715 SUNSET AV SW
001	091300	0525	12/6/04	\$1,000,000	2800	770	11	2004	3	9404	Y	N	2401 51ST AV SW
001	091300	0530	8/24/04	\$1,150,000	2860	1020	11	2004	3	7886	Y	N	2405 51ST AV SW
003	011700	0405	9/26/03	\$224,300	660	0	5	1916	4	3510	N	N	2205 41ST AV SW
003	691120	0010	10/28/04	\$293,000	570	440	6	1921	4	3912	Y	N	3508 SW ADMIRAL WY
003	927420	4260	5/13/04	\$356,000	770	460	6	1901	4	6250	N	N	1914 42ND AV SW
003	798740	0332	12/1/03	\$333,900	960	710	6	1910	5	4000	Y	N	3305 30TH AV SW
003	011700	0447	11/9/04	\$260,000	1070	0	6	1908	3	2250	N	N	4110 SW COLLEGE ST
003	927220	1570	5/9/03	\$320,000	1080	0	6	1925	4	4180	N	N	1627 42ND AV SW
003	798740	0330	4/2/04	\$310,000	1120	0	6	1910	4	7000	N	N	3308 31ST AV SW
003	927420	4470	7/1/04	\$255,000	550	630	7	1992	3	1330	Y	N	1740 WALNUT AV SW
003	927420	3885	6/3/03	\$220,000	750	0	7	1944	2	3125	N	N	1929 42ND AV SW
003	927420	4330	8/2/04	\$408,000	810	100	7	1930	4	3750	N	N	4118 SW HILL ST
003	683770	0170	11/14/03	\$277,440	860	0	7	1950	4	4050	N	N	2206 WALNUT AV SW
003	957780	0485	8/12/04	\$380,000	920	600	7	1918	4	5100	Y	N	3042 34TH AV SW
003	934540	0010	4/21/04	\$380,000	1050	500	7	1939	4	3700	Y	N	3556 SW ADMIRAL WY
003	719280	0200	3/11/04	\$309,000	1090	0	7	1909	4	4200	Y	N	3281 31ST AV SW
003	927220	1915	3/9/04	\$327,000	1090	0	7	1907	3	4967	N	N	1613 PALM AV SW
003	915160	0151	7/17/03	\$390,000	1150	170	7	1918	4	5400	N	N	1920 41ST AV SW
003	927570	3090	10/21/03	\$525,000	1150	750	7	1941	4	4600	Y	N	2304 37TH AV SW
003	927570	3090	5/4/04	\$675,000	1150	750	7	1941	4	4600	Y	N	2304 37TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	927420	3795	11/14/03	\$410,000	1170	670	7	1952	4	6477	N	N	1910 FERRY AV SW
003	915160	0575	2/24/04	\$564,000	1220	980	7	1966	5	5695	Y	N	2125 ARCH PL SW
003	011700	0150	3/24/04	\$335,000	1230	0	7	1913	5	5313	N	N	2115 42ND AV SW
003	632400	0026	7/26/04	\$443,000	1230	0	7	1928	4	4000	N	N	4056 SW PRINCE ST
003	011700	0520	1/3/03	\$299,950	1280	0	7	1906	4	3990	N	N	4115 SW WALKER ST
003	011700	0003	10/26/04	\$439,950	1300	0	7	1923	5	3225	N	N	2115 41ST AV SW
003	632400	0130	6/14/04	\$355,000	1310	0	7	1908	3	4000	Y	N	2316 WALNUT AV SW
003	632400	0050	7/13/04	\$490,000	1320	0	7	1910	4	5000	N	N	2317 WALNUT AV SW
003	927220	2160	5/17/04	\$468,000	1420	640	7	1920	4	10600	N	N	1736 PALM AV SW
003	011700	0080	3/25/03	\$365,000	1460	600	7	1914	4	2875	N	N	4116 SW WALKER ST
003	927220	1580	6/20/03	\$350,000	1500	620	7	1925	4	4180	N	N	1623 42ND AV SW
003	915160	0541	4/17/03	\$395,000	1530	580	7	1928	4	4500	Y	N	4022 SW WALKER ST
003	927570	1895	5/12/03	\$435,000	1550	480	7	1925	4	4150	N	N	3774 SW ADMIRAL WY
003	927570	1930	11/11/04	\$390,000	1610	0	7	1925	4	3145	N	N	3814 SW ADMIRAL WY
003	927570	2365	8/3/04	\$524,000	1830	400	7	1910	3	5000	Y	N	2240 PRESCOTT AV SW
003	927220	2120	5/26/04	\$640,000	1880	550	7	1937	4	6000	Y	N	1720 PALM AV SW
003	934540	0015	1/2/04	\$540,000	2040	1070	7	1908	3	3984	Y	N	3562 SW ADMIRAL WY
003	927420	3968	10/18/04	\$575,000	2070	0	7	1998	3	2254	Y	N	1719 WALNUT AV SW
003	691120	0007	9/29/03	\$440,000	1280	630	8	1963	4	3250	Y	N	3510 SW ADMIRAL WY
003	915160	0105	5/21/03	\$425,000	1290	620	8	1965	4	7200	N	N	1936 41ST AV SW
003	927570	2385	6/9/03	\$585,000	1600	1600	8	1948	4	5000	Y	N	2230 PRESCOTT AV SW
003	927220	1800	9/17/03	\$665,000	1690	830	8	1998	3	5500	N	N	1514 42ND AV SW
003	927570	1225	10/1/03	\$500,000	1730	610	8	2002	3	6431	Y	N	2106 FAIRMOUNT AV SW
003	927570	1225	11/19/04	\$750,000	1730	610	8	2002	3	6431	Y	N	2106 FAIRMOUNT AV SW
003	683770	0100	12/18/03	\$415,000	1810	0	8	1929	3	5500	N	N	2312 41ST AV SW
003	683770	0100	5/18/04	\$525,000	1810	0	8	1929	3	5500	N	N	2312 41ST AV SW
003	927220	2135	2/13/04	\$600,000	1870	550	8	1999	3	8100	Y	N	1728 PALM AV SW
003	927570	2041	1/12/04	\$602,000	1940	0	8	1927	3	5000	Y	N	3709 SW GRAYSON ST
003	632400	0166	2/11/03	\$489,950	1950	630	8	1910	5	3700	N	N	2402 41ST AV SW
003	927220	1980	3/5/03	\$690,000	2320	1270	8	1912	5	6000	Y	N	1604 PALM AV SW
003	927570	2040	1/26/04	\$730,000	2370	400	8	1925	4	8000	Y	N	2507 37TH AV SW

**Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	927570	2375	3/12/03	\$777,000	2370	1130	8	1988	4	5000	Y	N	2236 PRESCOTT AV SW
003	927570	1965	8/16/04	\$839,000	1986	100	9	2002	3	3700	Y	N	3773 SW GRAYSON ST
003	927570	0570	4/13/04	\$997,000	2640	1100	9	1989	4	5300	Y	N	1708 VICTORIA AV SW
003	915160	0716	5/18/04	\$835,000	2640	770	10	2001	3	5400	Y	N	2104 41ST AV SW
003	927220	2020	6/25/04	\$1,180,000	2790	780	10	2002	3	5095	Y	N	1628 PALM AV SW
003	927220	2011	3/8/03	\$1,060,000	2880	780	10	2002	3	5090	Y	N	1626 PALM AV SW
003	927220	2290	12/29/03	\$710,000	3500	210	11	1991	3	4036	Y	N	1721 FERRY AV SW
005	239210	0260	11/17/04	\$293,000	720	0	6	1943	4	8625	N	N	4119 52ND AV SW
005	637250	0035	1/3/03	\$222,000	720	0	6	1946	3	4680	N	N	3216 60TH AV SW
005	299880	0005	3/17/04	\$330,000	730	260	6	1918	3	5960	Y	N	3260 60TH AV SW
005	014800	0445	7/13/04	\$265,000	770	0	6	1940	3	4800	N	N	3213 63RD AV SW
005	037500	0090	1/20/04	\$284,000	790	0	6	1919	2	3820	Y	N	6324 SW WILTON CT
005	638450	0085	10/8/03	\$263,000	860	0	6	1952	3	6050	N	N	3842 53RD AV SW
005	984130	0040	11/21/03	\$319,975	1030	700	6	1965	3	3660	N	N	3221 60TH AV SW
005	156310	2980	9/19/03	\$299,950	1090	0	6	1945	4	5000	N	N	4133 55TH AV SW
005	037500	0140	8/29/03	\$312,000	800	430	7	1924	4	3482	N	N	6307 SW MARGUERITE CT
005	764690	0390	9/29/03	\$232,000	840	0	7	1952	3	5000	N	N	3703 51ST AV SW
005	205610	0155	2/25/03	\$301,000	850	0	7	1950	3	5000	N	N	4017 53RD AV SW
005	636590	0100	8/18/03	\$279,000	860	0	7	1948	3	5635	N	N	4051 51ST AV SW
005	037500	0215	10/7/03	\$321,000	880	400	7	1925	4	2700	Y	N	6304 SW MARGUERITE CT
005	205610	0295	9/23/04	\$328,000	900	0	7	1946	3	5000	N	N	4034 54TH AV SW
005	637400	0005	3/15/04	\$604,000	940	0	7	1941	5	4500	Y	N	3400 BEACH DR SW
005	638450	0340	8/15/03	\$329,524	940	476	7	1951	4	6930	N	N	3850 52ND AV SW
005	638450	0350	6/5/03	\$329,000	940	570	7	1951	3	7182	N	N	3854 52ND AV SW
005	239210	0275	4/11/03	\$255,000	960	0	7	1950	4	5750	N	N	4127 52ND AV SW
005	014800	0340	9/22/04	\$380,000	970	0	7	1941	4	7089	N	N	3206 64TH AV SW
005	014200	0205	4/7/03	\$322,000	980	260	7	1948	4	6050	N	N	4115 53RD AV SW
005	771260	0345	5/21/04	\$320,000	980	0	7	1952	3	6052	N	N	3854 54TH AV SW
005	299880	0075	9/23/03	\$380,000	990	250	7	1955	3	4800	Y	N	3434 60TH AV SW
005	942240	0010	11/23/04	\$310,000	1010	130	7	1918	4	4800	N	N	3404 63RD AV SW
005	637250	0015	12/7/04	\$311,850	1050	0	7	1949	3	4800	N	N	5915 SW ADMIRAL WY

**Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	239210	0130	4/12/04	\$330,500	1080	300	7	1953	4	5750	N	N	4148 52ND AV SW
005	700770	0170	4/11/03	\$330,000	1080	0	7	1953	4	5956	N	N	5327 SW MANNING ST
005	636590	0035	10/20/03	\$285,000	1110	470	7	1951	3	5750	N	N	4017 51ST AV SW
005	764690	0320	8/25/04	\$418,717	1120	490	7	1958	3	5000	N	N	5111 SW ORLEANS ST
005	181880	0221	10/18/04	\$590,000	1130	240	7	1951	3	6360	Y	N	3662 HILLCREST AV SW
005	205610	0045	10/6/03	\$355,000	1130	240	7	1950	3	5000	N	N	4022 53RD AV SW
005	638450	0460	7/10/03	\$275,000	1130	0	7	1952	3	7182	N	N	3809 51ST AV SW
005	638450	0255	6/12/04	\$332,500	1140	0	7	1952	4	6300	N	N	3806 52ND AV SW
005	549620	0199	8/12/03	\$399,950	1150	0	7	1946	4	5800	N	N	4116 55TH AV SW
005	549620	0219	8/20/03	\$320,000	1150	240	7	1946	3	5800	N	N	4106 55TH AV SW
005	014800	0062	5/12/03	\$399,000	1200	800	7	1948	4	7053	Y	N	5515 SW WINTHROP ST
005	156310	2634	9/10/03	\$407,500	1200	600	7	1947	4	6200	N	N	4024 56TH AV SW
005	549620	0085	12/12/03	\$391,500	1200	200	7	1947	4	5800	N	N	4141 54TH AV SW
005	181880	0100	7/21/04	\$480,000	1220	300	7	1929	5	4716	N	N	3614 61ST AV SW
005	014800	0430	8/11/03	\$325,000	1240	140	7	1924	3	5760	N	N	3225 63RD AV SW
005	549620	0176	11/3/04	\$425,000	1240	0	7	1947	4	5800	N	N	4126 55TH AV SW
005	771260	0455	10/6/04	\$489,950	1240	880	7	1960	3	6250	Y	N	3811 53RD AV SW
005	764690	0445	9/23/03	\$350,000	1250	600	7	1998	3	12414	N	N	3707 52ND AV SW
005	130930	0165	7/21/04	\$389,950	1300	500	7	1953	4	5000	N	N	5330 SW ORLEANS ST
005	700770	0145	4/30/04	\$359,950	1300	0	7	1952	4	5400	N	N	5315 SW MANNING ST
005	014500	0135	7/29/04	\$840,000	1310	1310	7	1924	5	6095	Y	N	3100 57TH AV SW
005	239210	0045	11/13/03	\$365,000	1350	700	7	1968	4	6350	N	N	4125 51ST AV SW
005	637400	0241	12/26/03	\$358,000	1350	400	7	1947	4	5160	N	N	6412 SW HINDS ST
005	014800	0554	7/11/03	\$419,710	1380	900	7	1945	4	10662	Y	N	3434 59TH AV SW
005	638450	0165	10/21/04	\$390,000	1380	0	7	1951	5	6426	N	N	3835 52ND AV SW
005	130930	0145	9/26/03	\$380,000	1410	1000	7	1956	5	5000	N	N	5340 SW ORLEANS ST
005	205610	0475	6/24/04	\$395,000	1420	0	7	1956	4	8200	N	N	5404 SW DAKOTA ST
005	299880	0045	6/11/04	\$496,000	1480	0	7	1924	4	5400	Y	N	3412 60TH AV SW
005	637150	0015	11/15/04	\$403,000	1500	0	7	1924	4	4800	N	N	3210 62ND AV SW
005	014800	0415	3/22/04	\$422,700	1525	290	7	1941	5	6000	N	N	3241 63RD AV SW
005	782870	0025	12/10/03	\$402,000	1550	100	7	1908	4	5900	N	N	3226 63RD AV SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	005600	0230	2/23/04	\$455,000	1570	400	7	1939	5	6000	Y	N	5717 SW WINTHROP ST
005	005600	0230	6/9/04	\$550,000	1570	400	7	1939	5	6000	Y	N	5717 SW WINTHROP ST
005	205610	0555	5/12/03	\$402,500	1620	500	7	1945	5	5500	N	N	4024 55TH AV SW
005	005600	0220	10/29/03	\$390,000	1630	0	7	1926	3	6000	Y	N	5725 SW WINTHROP ST
005	771260	0275	9/9/03	\$385,000	1910	0	7	2002	3	6250	N	N	3816 54TH AV SW
005	156310	2945	7/16/03	\$468,000	2210	660	7	1968	4	4500	Y	N	4150 HILLCREST AV SW
005	102100	0025	3/3/04	\$560,000	2320	120	7	1957	4	4536	Y	N	3807 59TH AV SW
005	037500	0155	9/29/03	\$380,000	870	740	8	1984	4	3108	Y	N	6321 SW MARGUERITE CT
005	205610	0275	11/1/04	\$369,000	970	300	8	1954	4	5000	N	N	4044 54TH AV SW
005	156310	3020	6/4/03	\$408,500	1040	940	8	2002	3	6825	N	N	4111 55TH AV SW
005	299830	0060	8/22/03	\$485,000	1160	840	8	1956	3	5940	Y	N	5801 SW HORTON ST
005	130930	0061	11/12/03	\$351,500	1170	0	8	1953	4	5956	Y	N	5333 SW MANNING ST
005	156310	2660	12/2/04	\$426,000	1170	310	8	1952	4	5000	Y	N	4036 56TH AV SW
005	549620	0104	10/2/03	\$380,000	1170	0	8	1947	4	5800	N	N	5408 SW GENESEE ST
005	021940	0010	11/17/03	\$482,126	1190	240	8	1955	3	8640	Y	N	3268 56TH AV SW
005	771260	0005	8/13/04	\$595,000	1200	1200	8	1949	3	6250	Y	N	3802 55TH AV SW
005	549620	0103	9/1/04	\$360,000	1240	200	8	1947	4	5800	Y	N	4155 54TH AV SW
005	299830	0045	11/12/04	\$449,000	1300	950	8	1956	3	6050	Y	N	5813 SW HORTON ST
005	181880	0148	7/10/03	\$575,000	1320	660	8	1951	4	7500	Y	N	3651 HILLCREST AV SW
005	130930	0005	7/23/03	\$405,000	1340	600	8	1954	3	6200	N	N	5334 SW MANNING ST
005	513500	0105	5/19/03	\$440,000	1340	240	8	1959	4	6000	Y	N	3608 56TH AV SW
005	037500	0160	4/5/04	\$465,000	1350	720	8	1966	4	3145	Y	N	6323 SW MARGUERITE CT
005	181880	0146	5/7/04	\$557,500	1360	1000	8	1949	4	6000	Y	N	3603 58TH AV SW
005	021940	0015	6/21/04	\$548,000	1390	420	8	1955	3	7658	Y	N	3302 56TH AV SW
005	021940	0075	4/9/03	\$585,000	1420	350	8	1955	4	7685	Y	N	3309 56TH AV SW
005	156310	0579	10/14/03	\$412,000	1429	262	8	1998	3	1816	N	N	5910 DOUGLAS AV SE
005	513500	0020	7/6/04	\$541,000	1430	240	8	1947	4	6000	Y	N	3811 55TH AV SW
005	005600	0190	3/27/03	\$525,000	1440	890	8	1956	5	4883	Y	N	5706 SW WINTHROP ST
005	299880	0135	11/18/04	\$487,200	1460	300	8	1954	4	9840	Y	N	3401 59TH AV SW
005	014800	0523	2/2/04	\$674,950	1490	870	8	1967	4	5743	Y	N	3211 56TH PL SW
005	014800	0538	5/27/03	\$576,000	1500	850	8	1964	4	7350	Y	N	3233 56TH PL SW

**Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	156310	2615	1/14/03	\$475,000	1500	740	8	2001	3	5000	Y	N	4014 56TH AV SW
005	299880	0010	2/28/03	\$505,000	1600	1200	8	1965	3	10360	Y	N	3400 60TH AV SW
005	181880	0101	5/13/04	\$529,950	1620	780	8	1917	3	5160	N	N	3618 61ST AV SW
005	513500	0025	6/9/03	\$715,000	1620	1300	8	1950	4	6800	Y	N	3803 55TH AV SW
005	152403	9048	9/19/03	\$770,000	1670	520	8	1941	4	17736	Y	N	3915 55TH AV SW
005	156310	2370	6/21/04	\$465,000	1730	0	8	1984	3	2500	Y	N	4014 57TH AV SW
005	102400	0050	3/30/04	\$582,750	1740	1650	8	1979	4	7000	Y	N	3735 58TH AV SW
005	927820	0180	8/18/03	\$475,000	1750	220	8	1967	3	10956	N	N	4031 52ND PL SW
005	782870	0100	5/6/04	\$442,000	1760	0	8	1985	3	5900	N	N	3215 62ND AV SW
005	147440	0035	7/26/04	\$463,500	2010	0	8	1986	3	4720	N	N	3216 61ST AV SW
005	949020	0070	3/21/03	\$520,000	2290	960	8	1978	3	7250	Y	N	5601 SW BRADFORD ST
005	771260	0380	11/11/04	\$570,000	2410	0	8	2000	3	4361	N	N	3845 53RD AV SW
005	700770	0040	5/17/03	\$508,365	2524	0	8	2001	3	6000	N	N	5321 SW ORLEANS ST
005	205610	0245	3/2/04	\$579,000	2550	0	8	1992	3	5700	N	N	5314 SW DAKOTA ST
005	156310	1375	7/2/03	\$725,000	3744	0	8	2003	3	5500	Y	N	4221 AIKINS AV SW
005	156310	1800	4/22/04	\$592,500	1420	900	9	1975	4	6750	Y	N	4144 AIKINS AV SW
005	014800	0656	3/24/03	\$430,000	1450	0	9	1985	3	6000	N	N	3443 61ST AV SW
005	299830	0265	4/8/03	\$575,000	1520	600	9	1956	3	5720	Y	N	5714 SW SPOKANE ST
005	513500	0110	9/14/04	\$580,000	1680	450	9	1959	4	6000	Y	N	3614 56TH AV SW
005	299830	0155	11/24/03	\$593,000	1700	1000	9	1956	3	9792	Y	N	3279 57TH AV SW
005	130930	0224	6/17/03	\$524,000	2040	0	9	1976	3	5850	Y	N	3716 55TH AV SW
005	102100	0130	12/12/03	\$625,000	2070	0	9	1994	3	4767	Y	N	3828 58TH AV SW
005	156310	2685	3/5/04	\$587,500	2523	450	9	1995	3	3750	Y	N	4048 56TH AV SW
005	949020	0030	5/7/04	\$599,000	2580	0	9	1991	3	7200	N	N	5625 SW BRADFORD ST
005	205610	0225	5/24/04	\$662,000	2636	0	9	2003	3	5000	N	N	4053 53RD AV SW
005	205610	0235	11/14/03	\$735,000	3260	0	9	2003	3	5713	N	N	5304 SW DAKOTA ST
005	005600	0200	6/10/04	\$885,000	2220	760	10	2004	3	4791	Y	N	5704 SW WINTHROP ST
005	152403	9053	9/25/03	\$712,000	2710	783	10	2001	3	5016	Y	N	6000 SW ORLEANS ST
005	181880	0340	4/13/03	\$1,215,000	3621	1236	12	1999	3	8600	Y	N	3822 57TH AV SW
007	793650	0212	4/23/03	\$440,000	620	0	5	1926	2	2706	Y	Y	6013 BEACH DR SW
007	793650	0213	5/5/03	\$400,000	620	0	5	1926	2	2195	Y	Y	6015 BEACH DR SW

**Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	941740	0215	8/31/04	\$230,000	700	0	5	1925	3	4880	N	N	6005 48TH AV SW
007	793600	0480	10/31/03	\$250,000	750	0	5	1918	3	3200	N	N	5209 49TH AV SW
007	762620	0185	9/2/04	\$260,000	760	0	5	1912	3	3800	N	N	6629 HOLLY PL SW
007	252340	0045	12/27/04	\$230,000	500	0	6	1927	3	6650	N	N	4401 SW HUDSON ST
007	764940	0160	10/8/03	\$259,000	550	0	6	1942	5	3000	N	N	5315 SW SHORE PL
007	431570	0050	3/31/04	\$221,000	590	0	6	1907	3	4720	N	N	7122 FAUNTLEROY WY SW
007	793650	0220	4/3/03	\$410,000	660	0	6	1926	3	2028	Y	Y	6027 BEACH DR SW
007	762570	1891	8/11/03	\$257,000	700	0	6	1917	4	4800	N	N	5917 46TH AV SW
007	762570	1935	3/19/03	\$208,000	700	0	6	1943	3	4000	N	N	5957 46TH AV SW
007	281010	0105	8/4/03	\$196,200	710	0	6	1918	3	3480	N	N	6911 FAUNTLEROY WY SW
007	431570	0065	5/6/04	\$240,000	710	0	6	1907	5	4600	N	N	7109 SYLVAN LN SW
007	793600	0503	4/10/03	\$244,950	720	0	6	1946	3	7095	N	N	4736 50TH AV SW
007	793600	0505	2/25/03	\$239,000	720	0	6	1946	3	7095	N	N	4742 50TH AV SW
007	941740	0160	9/3/04	\$286,500	720	0	6	1909	4	4800	N	N	6049 48TH AV SW
007	762570	2160	6/1/04	\$301,000	740	0	6	1918	4	5000	N	N	5943 44TH AV SW
007	390210	0095	12/15/03	\$205,000	750	0	6	1916	3	6000	N	N	4903 ERSKINE WY SW
007	743550	0125	5/22/03	\$272,500	750	750	6	2002	3	6600	N	N	4636 SW DAWSON ST
007	910000	0105	12/31/03	\$300,000	750	630	6	1918	3	3527	Y	N	5209 ERSKINE WY SW
007	431620	0080	10/16/03	\$220,000	760	0	6	1915	4	4520	N	N	6779 MURRAY AV SW
007	239160	1325	7/2/03	\$190,000	770	0	6	1928	2	5525	N	N	4404 52ND AV SW
007	762570	1931	11/12/03	\$268,000	770	710	6	1943	4	4000	N	N	4610 SW RAYMOND ST
007	931980	0025	8/7/04	\$268,500	770	0	6	1942	3	6600	N	N	4723 49TH AV SW
007	135830	0039	2/17/04	\$288,000	780	310	6	1947	4	6300	N	N	4757 48TH AV SW
007	762570	2025	5/28/03	\$324,500	780	520	6	1917	5	6000	N	N	5927 45TH AV SW
007	762570	3405	3/22/04	\$300,000	780	0	6	1918	3	6500	N	N	6036 44TH AV SW
007	031200	0265	2/3/04	\$257,500	790	0	6	1950	4	5120	N	N	5016 49TH AV SW
007	431620	0075	8/8/03	\$227,300	800	150	6	1930	3	4120	N	N	6777 MURRAY AV SW
007	941740	0040	12/17/03	\$220,000	800	140	6	1949	3	5734	N	N	4810 SW RAYMOND ST
007	859590	0060	3/5/04	\$298,000	810	310	6	1950	3	5440	N	N	4741 47TH AV SW
007	762570	1235	11/5/04	\$290,000	820	0	6	1919	3	6000	N	N	5436 45TH AV SW
007	762570	3560	10/26/04	\$277,000	820	0	6	1924	4	4000	N	N	4421 SW RAYMOND ST

**Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	859590	0026	8/1/03	\$277,500	820	300	6	1947	4	4160	N	N	4756 48TH AV SW
007	570550	0075	10/22/03	\$253,950	830	0	6	1922	4	4800	N	N	4922 SW DAWSON ST
007	762570	0906	12/6/04	\$313,000	830	360	6	1915	3	6203	N	N	4504 SW BRANDON ST
007	762570	4205	2/2/04	\$247,000	830	0	6	1948	3	4000	N	N	4403 SW GRAHAM ST
007	031200	0135	1/23/04	\$284,000	840	450	6	1951	4	5120	N	N	4845 47TH AV SW
007	031200	0140	6/24/04	\$299,950	840	240	6	1951	4	5120	N	N	4841 47TH AV SW
007	031200	0145	10/1/03	\$274,000	840	240	6	1952	3	5120	N	N	4837 47TH AV SW
007	762570	1380	8/3/04	\$270,000	840	0	6	1906	4	6500	N	N	5406 44TH AV SW
007	762570	1590	4/30/04	\$297,000	840	570	6	1922	4	6000	N	N	5648 45TH AV SW
007	941740	0325	9/19/03	\$232,000	840	0	6	1943	4	5000	N	N	6047 47TH AV SW
007	281010	0050	6/26/03	\$279,950	860	180	6	1949	3	4160	N	N	4333 SW WILLOW ST
007	281060	0070	6/23/04	\$329,950	860	0	6	1917	3	5559	N	N	4346 SW WILLOW ST
007	370290	0220	11/9/04	\$352,000	860	0	6	1928	3	8680	N	N	5022 SW HUDSON ST
007	431570	0530	10/11/04	\$255,000	860	0	6	1918	2	6500	N	N	7010 47TH AV SW
007	031200	0050	6/3/03	\$230,000	870	230	6	1918	3	5120	N	N	4853 48TH AV SW
007	281010	0045	6/23/03	\$276,000	870	120	6	1949	3	4160	N	N	4329 SW WILLOW ST
007	762570	3455	1/7/03	\$247,000	870	0	6	1918	4	5625	N	N	6011 44TH AV SW
007	762570	3455	6/8/04	\$276,850	870	0	6	1918	4	5625	N	N	6011 44TH AV SW
007	175070	0021	5/15/03	\$249,300	880	0	6	1936	4	6890	N	N	4838 50TH AV SW
007	710410	0080	6/17/04	\$333,200	880	0	6	1918	4	5906	N	N	5916 48TH AV SW
007	762570	0780	7/24/03	\$258,000	890	0	6	1911	4	6000	N	N	5250 45TH AV SW
007	762570	3425	10/9/03	\$217,500	890	0	6	1918	3	6500	N	N	6016 44TH AV SW
007	762570	4316	7/23/04	\$270,000	890	0	6	1939	4	4500	N	N	6613 FAUNTLEROY WY SW
007	793400	0155	9/3/04	\$302,000	900	800	6	1919	3	6240	N	N	4724 SW DAWSON ST
007	281060	0165	12/13/04	\$279,000	910	130	6	1918	3	4928	N	N	4315 SW HOLLY ST
007	370290	0186	12/24/03	\$260,000	910	0	6	1953	4	5500	N	N	4926 SW HUDSON ST
007	762570	1895	7/29/04	\$329,000	920	640	6	1918	5	4800	N	N	5919 46TH AV SW
007	762570	4200	9/10/04	\$274,000	920	0	6	1948	4	6000	N	N	4519 SW GRAHAM ST
007	762570	3485	2/19/04	\$280,000	930	0	6	1941	3	6250	N	N	6037 44TH AV SW
007	431570	0285	8/24/04	\$259,900	940	850	6	1908	4	4745	N	N	7136 FAUNTLEROY WY SW
007	762620	0040	10/24/03	\$311,500	940	0	6	1919	4	5850	N	N	4339 BEVERIDGE PL SW

**Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	239160	1480	5/4/04	\$400,000	950	0	6	1939	4	7188	Y	N	4500 52ND AV SW
007	743600	0281	3/8/04	\$625,000	950	0	6	1927	3	5600	Y	Y	6561 BEACH DR SW
007	762570	4385	2/17/03	\$265,500	960	200	6	1949	4	6250	N	N	6533 44TH AV SW
007	031200	0105	2/19/04	\$308,800	970	170	6	1920	4	5120	N	N	4848 48TH AV SW
007	432320	0115	8/7/03	\$299,950	980	760	6	1939	3	4821	Y	N	6732 MURRAY AV SW
007	239160	1010	7/26/04	\$305,000	1000	0	6	1948	4	5750	Y	N	4425 51ST AV SW
007	793600	0641	4/3/03	\$230,000	1000	0	6	1952	4	6600	N	N	4711 48TH AV SW
007	939370	0020	5/5/04	\$345,000	1010	1070	6	1914	4	5120	N	N	4814 49TH AV SW
007	931980	0076	10/1/03	\$225,000	1020	0	6	1952	4	6200	N	N	5011 SW ALASKA ST
007	931980	0076	12/13/04	\$340,000	1020	0	6	1952	4	6200	N	N	5011 SW ALASKA ST
007	793500	0196	6/30/03	\$239,000	1030	0	6	1940	3	3750	N	N	6329 49TH AV SW
007	762570	1955	7/11/03	\$328,000	1040	0	6	1919	4	6000	N	N	5940 47TH AV SW
007	860890	0115	8/16/04	\$375,000	1040	0	6	1946	4	5733	Y	N	4826 46TH AV SW
007	738450	0045	3/8/04	\$385,000	1080	0	6	1920	4	4000	N	N	4710 BEACH DR SW
007	955720	0070	12/13/04	\$270,000	1080	540	6	1949	3	3825	N	N	7109 44TH AV SW
007	762570	3865	3/27/03	\$270,000	1160	0	6	1942	4	7950	N	N	6520 49TH AV SW
007	941740	0335	7/18/03	\$250,000	1170	0	6	1917	5	5000	N	N	6029 47TH AV SW
007	941740	0435	12/10/03	\$351,550	1170	0	6	1908	4	7500	N	N	5933 47TH AV SW
007	370290	0221	3/30/04	\$280,000	1220	0	6	1918	4	8400	N	N	5014 SW HUDSON ST
007	793400	0175	4/1/03	\$220,000	1300	0	6	1972	3	5200	N	N	4706 SW DAWSON ST
007	941740	0025	5/20/04	\$329,500	1300	0	6	1917	3	4880	N	N	5944 49TH AV SW
007	370290	0110	2/3/03	\$304,000	1310	0	6	1905	5	6120	N	N	5022 50TH AV SW
007	370290	0110	4/8/04	\$341,000	1310	0	6	1905	5	6120	N	N	5022 50TH AV SW
007	793500	0585	11/13/03	\$339,000	1390	0	6	1908	3	9000	Y	N	6047 ATLAS PL SW
007	793500	0585	3/8/04	\$379,950	1390	0	6	1908	3	9000	Y	N	6047 ATLAS PL SW
007	762570	1086	5/20/03	\$303,500	1460	0	6	1990	3	5998	N	N	4502 SW FINDLAY ST
007	432320	0030	9/21/04	\$329,000	1510	500	6	1915	4	4750	Y	N	6900 47TH AV SW
007	941740	0180	12/7/04	\$389,950	1670	0	6	1908	4	4840	N	N	6035 48TH AV SW
007	743600	0226	3/16/04	\$634,000	1890	0	6	1920	3	6588	Y	Y	6309 BEACH DR SW
007	910000	0060	11/11/03	\$250,000	660	0	7	1908	4	4080	N	N	5105 46TH AV SW
007	941740	0050	5/21/03	\$261,000	720	0	7	1946	4	4880	N	N	5945 48TH AV SW

**Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	793600	0230	10/15/04	\$819,000	750	670	7	1961	3	4456	Y	Y	4859 BEACH DR SW
007	941740	0220	5/21/03	\$271,000	770	390	7	1941	4	4880	N	N	6001 48TH AV SW
007	793600	0071	10/12/04	\$378,950	780	300	7	1940	4	7022	Y	N	5300 SW JACOBSEN RD
007	281560	0085	1/14/04	\$260,000	800	80	7	1944	3	6210	N	N	5632 48TH AV SW
007	422990	0110	3/15/04	\$318,500	800	0	7	1943	3	6125	N	N	5407 48TH AV SW
007	431570	0060	5/13/04	\$255,000	800	500	7	1963	4	3850	N	N	7101 SYLVAN LN SW
007	431570	0125	4/14/03	\$281,500	800	0	7	1983	3	4400	N	N	6706 46TH AV SW
007	860890	0165	4/17/03	\$279,000	800	730	7	1944	3	5850	Y	N	4823 46TH AV SW
007	860890	0185	7/21/03	\$295,000	800	400	7	1944	4	5850	N	N	4802 47TH AV SW
007	370290	0055	4/9/04	\$266,000	810	0	7	1952	3	5880	N	N	5025 50TH AV SW
007	793600	0725	7/15/03	\$236,950	810	0	7	1947	3	3406	N	N	5308 48TH AV SW
007	762570	1205	11/18/03	\$315,000	820	140	7	1940	4	5625	N	N	5451 44TH AV SW
007	356080	0025	9/15/04	\$255,000	830	120	7	1945	3	5000	N	N	4917 SW DAWSON ST
007	356080	0030	6/28/04	\$375,000	830	290	7	1945	3	5900	N	N	4911 SW DAWSON ST
007	762570	3510	5/20/04	\$379,000	830	0	7	1918	4	6000	N	N	4422 SW GRAHAM ST
007	762570	3715	4/2/03	\$287,500	830	830	7	1950	4	6000	N	N	6023 46TH AV SW
007	762570	3720	2/23/04	\$252,500	830	0	7	1950	3	6000	N	N	6027 46TH AV SW
007	762570	3730	4/15/03	\$250,000	830	190	7	1949	3	6000	N	N	6037 46TH AV SW
007	762570	3735	10/9/03	\$286,500	830	250	7	1949	4	6000	N	N	6043 46TH AV SW
007	793600	0690	8/19/04	\$267,000	830	0	7	1948	3	6075	N	N	4703 SW DAWSON ST
007	806350	0050	5/13/04	\$361,600	830	580	7	1923	3	6040	Y	N	4334 SW DAWSON ST
007	911300	0030	6/29/04	\$330,000	830	300	7	1944	4	6250	N	N	5446 49TH AV SW
007	762570	1350	5/28/04	\$326,000	840	0	7	1922	3	6500	N	N	5440 44TH AV SW
007	911300	0081	9/12/03	\$279,000	840	220	7	1943	3	6125	N	N	5447 48TH AV SW
007	762570	1915	6/10/04	\$299,950	850	0	7	1919	4	6000	N	N	5937 46TH AV SW
007	422990	0220	2/25/03	\$318,000	860	170	7	1951	4	6250	Y	N	5409 47TH AV SW
007	762570	1210	11/3/03	\$315,000	860	460	7	1951	4	3650	N	N	4402 SW FINDLAY ST
007	793600	0609	4/30/04	\$320,000	860	340	7	1942	4	5000	N	N	5411 SW GENESEE ST
007	710410	0075	9/24/04	\$281,000	870	0	7	1949	4	5500	N	N	5912 48TH AV SW
007	910000	0010	8/23/04	\$303,500	870	150	7	1911	3	4080	N	N	5030 47TH AV SW
007	762570	1215	4/22/04	\$345,000	880	140	7	1919	4	6000	N	N	5454 45TH AV SW

**Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	757120	0180	5/12/03	\$283,000	890	0	7	1954	3	3750	N	N	4616 SW HUDSON ST
007	793400	0115	7/14/04	\$290,000	890	0	7	1941	4	6400	N	N	5047 48TH AV SW
007	710410	0050	7/22/04	\$374,950	900	600	7	1920	5	5412	N	N	5909 48TH AV SW
007	135830	0025	2/13/04	\$300,000	910	690	7	1958	3	5040	N	N	4746 49TH AV SW
007	281060	0040	1/27/03	\$282,500	910	300	7	1925	4	4480	N	N	4322 SW WILLOW ST
007	558020	0040	10/6/04	\$337,000	910	300	7	1917	4	6350	N	N	5228 49TH AV SW
007	814960	0415	10/3/03	\$235,000	910	0	7	1920	3	5850	N	N	4722 47TH AV SW
007	431570	1147	6/11/03	\$295,000	920	300	7	1954	4	4750	N	N	6743 48TH AV SW
007	743600	0185	2/24/04	\$342,500	920	140	7	1948	4	6500	N	N	6503 49TH AV SW
007	762570	0650	3/19/04	\$275,000	920	600	7	1917	4	4064	N	N	4321 SW DAWSON ST
007	762570	3385	11/19/03	\$314,000	920	360	7	1916	4	4000	N	N	4326 SW GRAHAM ST
007	793600	0457	1/15/04	\$380,000	920	770	7	2002	3	10439	N	N	5407 49TH AV SW
007	281010	0210	3/5/03	\$263,700	930	0	7	1916	3	4400	N	N	4328 SW MILLS ST
007	710410	0116	5/20/03	\$291,000	930	200	7	1920	4	4095	N	N	4705 SW JUNEAU ST
007	793400	0031	3/9/04	\$289,500	930	0	7	1919	3	4720	N	N	5051 49TH AV SW
007	941740	0105	4/8/03	\$326,000	940	420	7	1946	4	4840	N	N	6024 49TH AV SW
007	380750	0075	12/11/03	\$266,950	950	0	7	1942	3	3906	N	N	4400 SW OTHELLO ST
007	762570	1625	10/12/04	\$335,000	960	0	7	1910	4	6000	N	N	5610 45TH AV SW
007	762570	3935	12/10/03	\$275,000	960	250	7	1956	3	8600	N	N	6427 MARSHALL AV SW
007	431570	0260	11/28/03	\$234,950	970	0	7	1910	4	3885	N	N	7142 FAUNTLEROY WY SW
007	431570	0440	10/5/04	\$404,950	970	390	7	1951	3	6105	Y	N	6733 46TH AV SW
007	762570	0651	4/28/04	\$235,000	970	0	7	1914	3	3936	N	N	4317 SW DAWSON ST
007	793400	0185	6/17/03	\$284,950	970	450	7	1919	4	6400	N	N	5107 47TH AV SW
007	558020	0060	8/14/03	\$279,950	980	0	7	1953	3	6858	N	N	5244 49TH AV SW
007	570550	0110	7/28/03	\$334,000	980	320	7	1955	4	6120	N	N	5028 50TH AV SW
007	762570	3430	8/8/04	\$355,000	980	0	7	1915	4	6500	N	N	6012 44TH AV SW
007	860890	0055	6/30/04	\$332,000	990	0	7	1938	4	5733	Y	N	4825 45TH AV SW
007	743600	0210	3/10/03	\$479,000	1000	100	7	1919	4	14145	Y	N	6506 BEACH DR SW
007	762570	1910	7/12/04	\$293,500	1000	0	7	1948	3	6000	N	N	5933 46TH AV SW
007	941740	0306	8/2/04	\$291,500	1000	180	7	1948	3	5000	N	N	4702 SW GRAHAM ST
007	793400	0160	3/4/03	\$255,000	1010	0	7	1923	4	5200	N	N	4720 SW DAWSON ST

**Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	280960	0185	2/24/04	\$335,000	1020	180	7	1910	4	5100	N	N	4334 SW FRONTENAC ST
007	884630	0085	11/4/03	\$320,000	1020	0	7	1983	3	4800	N	N	7140 44TH AV SW
007	252340	0161	3/14/03	\$303,800	1030	750	7	1920	4	5100	N	N	5007 46TH AV SW
007	431570	0045	8/18/04	\$265,000	1030	280	7	1907	4	5250	N	N	7118 FAUNTLEROY WY SW
007	135830	0020	6/29/04	\$250,000	1040	0	7	1959	3	5040	N	N	4742 49TH AV SW
007	743600	0130	3/31/04	\$306,700	1040	0	7	1915	4	5000	N	N	4754 SW EDDY ST
007	431570	0140	12/21/04	\$374,950	1050	0	7	1925	4	3500	N	N	4551 SW WILLOW ST
007	762570	0620	10/11/04	\$305,000	1050	0	7	1907	3	6500	N	N	5232 44TH AV SW
007	762570	4250	3/26/03	\$303,000	1050	0	7	1910	5	4800	N	N	6310 45TH AV SW
007	762570	4405	10/10/03	\$280,000	1050	200	7	1911	4	5500	N	N	6630 FAUNTLEROY WY SW
007	941740	0125	9/5/03	\$330,000	1050	350	7	1952	4	4840	N	N	6040 49TH AV SW
007	198120	0060	3/31/04	\$535,000	1060	600	7	1918	4	3885	Y	N	7018 BEACH DR SW
007	252340	0070	10/15/04	\$322,833	1060	0	7	1928	4	6400	Y	N	5012 ERSKINE WY SW
007	252340	0125	3/29/04	\$438,000	1060	700	7	1941	4	5304	Y	N	5023 ERSKINE WY SW
007	762570	1045	3/22/04	\$291,000	1060	450	7	1947	3	6000	N	N	5411 45TH AV SW
007	884630	0095	7/22/03	\$339,500	1060	0	7	1931	4	4800	N	N	7130 44TH AV SW
007	764990	0035	3/2/04	\$390,000	1070	0	7	1919	4	4250	Y	N	5202 BEACH DR SW
007	793600	0403	5/24/04	\$395,000	1070	620	7	1977	3	3520	N	N	5418 BEACH DR SW
007	239160	1250	10/22/03	\$308,000	1090	200	7	1919	4	5750	N	N	4425 52ND AV SW
007	239160	1250	6/4/04	\$365,000	1090	200	7	1919	4	5750	N	N	4425 52ND AV SW
007	793600	0651	4/14/04	\$289,950	1090	0	7	1966	3	5120	N	N	4710 48TH AV SW
007	710410	0100	4/9/03	\$420,000	1100	700	7	1963	4	5500	N	N	5919 47TH AV SW
007	710410	0100	10/28/04	\$515,000	1100	700	7	1963	4	5500	N	N	5919 47TH AV SW
007	793600	0606	11/24/03	\$310,000	1100	0	7	1952	3	6000	N	N	4421 54TH AV SW
007	793600	0727	11/22/04	\$310,000	1100	600	7	1924	3	5400	Y	N	5327 47TH AV SW
007	762570	0970	4/13/04	\$370,000	1120	860	7	1952	3	6000	Y	N	5455 46TH AV SW
007	793650	0150	4/8/04	\$750,000	1120	700	7	1924	4	4239	Y	Y	5901 BEACH DR SW
007	941740	0030	6/26/03	\$325,000	1120	380	7	1943	4	5734	N	N	5950 49TH AV SW
007	280960	0225	10/27/04	\$337,500	1130	400	7	1974	4	5100	N	N	4314 SW FRONTENAC ST
007	762570	1655	12/6/04	\$439,000	1130	490	7	1974	3	5760	N	N	5617 45TH AV SW
007	380750	0045	10/5/04	\$415,000	1140	1140	7	1963	3	4500	N	N	7138 WOODSIDE PL SW

**Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	432320	0015	6/23/04	\$400,000	1140	800	7	1963	4	7797	Y	N	6724 47TH PL SW
007	762570	0715	2/14/03	\$338,571	1140	270	7	1954	3	6250	N	N	5267 44TH AV SW
007	762570	3685	4/14/03	\$240,000	1140	0	7	1943	3	5160	N	N	6006 46TH AV SW
007	814960	0115	7/16/04	\$270,000	1140	0	7	1910	3	5969	Y	N	4757 45TH AV SW
007	431570	0490	5/5/03	\$350,000	1150	0	7	1909	5	7250	N	N	4627 SW MAPLE WY
007	280960	0165	11/5/04	\$365,000	1160	0	7	1915	4	5100	N	N	4344 SW FRONTENAC ST
007	793600	0506	4/28/04	\$325,000	1160	450	7	1957	4	6528	N	N	4740 51ST AV SW
007	743600	0070	11/6/03	\$288,000	1170	540	7	1948	4	4425	N	N	6303 47TH AV SW
007	793400	0195	4/22/04	\$341,500	1170	0	7	1916	4	6400	N	N	5039 47TH AV SW
007	280960	0215	1/10/03	\$270,000	1180	0	7	1953	4	5100	N	N	4318 SW FRONTENAC ST
007	281560	0155	7/28/03	\$300,000	1190	0	7	1919	4	3735	N	N	4706 SW JUNEAU ST
007	422990	0050	6/9/04	\$390,000	1200	0	7	1962	4	5000	N	N	5424 49TH AV SW
007	762570	1070	11/10/03	\$350,000	1200	0	7	1918	4	6000	N	N	5435 45TH AV SW
007	135830	0037	9/2/03	\$280,000	1210	0	7	1952	4	5160	N	N	4758 49TH AV SW
007	260030	0015	4/28/03	\$259,000	1210	0	7	1942	3	6900	N	N	4811 49TH AV SW
007	762570	3495	11/22/04	\$400,000	1210	260	7	1927	3	6250	N	N	6047 44TH AV SW
007	252340	0170	6/22/04	\$370,600	1220	420	7	1977	4	8006	N	N	5019 46TH AV SW
007	260030	0080	3/30/04	\$315,000	1220	0	7	1946	3	6100	N	N	4807 50TH AV SW
007	762570	3435	4/23/04	\$298,000	1230	0	7	1918	4	6500	N	N	6008 44TH AV SW
007	431570	0335	8/1/03	\$320,000	1250	0	7	1925	4	5000	N	N	4607 SW FRONTENAC ST
007	431570	0772	6/24/04	\$500,000	1250	220	7	1916	4	17028	Y	N	7007 SEAVIEW TER SW
007	793600	0502	5/11/04	\$289,200	1270	230	7	1929	3	5016	N	N	4737 49TH AV SW
007	762570	1615	4/23/03	\$369,950	1290	0	7	1925	4	6000	N	N	5622 45TH AV SW
007	431570	0890	6/23/03	\$375,000	1320	510	7	1968	4	8460	N	N	6717 MURRAY AV SW
007	860890	0005	3/26/03	\$399,000	1320	0	7	1917	4	5850	Y	N	4801 45TH AV SW
007	762570	1730	9/3/03	\$361,000	1330	0	7	1913	4	6000	N	N	5626 46TH AV SW
007	644140	0045	2/3/04	\$393,000	1340	660	7	1949	4	7140	Y	N	5322 47TH AV SW
007	793600	0675	11/3/04	\$275,000	1370	0	7	1967	3	5940	N	N	4709 SW DAWSON ST
007	390210	0035	3/16/04	\$391,000	1390	350	7	1926	4	6350	Y	N	4832 45TH AV SW
007	743600	0280	2/9/04	\$648,500	1390	0	7	1979	4	1980	Y	Y	6553 BEACH DR SW
007	260030	0110	1/9/04	\$316,000	1410	590	7	1946	4	6200	N	N	4812 51ST AV SW

**Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	762570	4285	5/5/03	\$289,000	1410	360	7	1941	3	8710	N	N	6330 44TH AV SW
007	743600	0075	4/1/03	\$326,000	1450	0	7	1930	4	4470	N	N	6313 47TH AV SW
007	431570	1131	5/3/04	\$474,950	1470	400	7	1962	3	5400	Y	N	6725 48TH AV SW
007	762570	0845	12/29/03	\$392,000	1470	1050	7	1908	4	8000	Y	N	5230 ERSKINE WY SW
007	941740	0300	10/6/04	\$410,000	1470	0	7	1909	4	5000	N	N	6056 48TH AV SW
007	352290	0015	12/22/04	\$411,000	1510	0	7	1912	4	6280	N	N	6939 FAUNTLEROY WY SW
007	793400	0106	2/14/03	\$345,500	1520	120	7	1954	4	5360	N	N	5059 48TH AV SW
007	431570	0120	8/11/03	\$385,000	1560	0	7	1999	3	4400	N	N	6700 46TH AV SW
007	743600	0125	11/1/03	\$380,000	1560	130	7	1930	3	4470	N	N	6309 47TH AV SW
007	793650	0215	9/16/03	\$686,000	1600	320	7	1984	3	2123	Y	Y	6019 BEACH DR SW
007	762570	4190	10/27/03	\$299,950	1610	0	7	1912	5	6000	N	N	6314 46TH AV SW
007	431570	0370	8/14/03	\$321,300	1660	0	7	1918	4	5250	N	N	4616 SW FRONTENAC ST
007	239160	1430	3/31/03	\$463,500	1710	340	7	1910	3	12625	Y	N	4456 53RD AV SW
007	738450	0005	12/2/04	\$950,000	1720	500	7	1985	3	1800	Y	Y	4703 BEACH DR SW
007	762570	4346	3/9/04	\$361,400	1740	0	7	1998	3	5150	Y	N	4512 SW HOLLY ST
007	762570	4505	6/8/04	\$400,000	1750	0	7	1913	4	6500	N	N	6536 44TH AV SW
007	281560	0101	11/10/04	\$450,000	1760	0	7	1927	5	7169	N	N	5639 47TH AV SW
007	762570	4375	1/30/04	\$445,000	1770	0	7	1912	4	6250	N	N	6527 44TH AV SW
007	814960	0005	12/1/03	\$435,000	1770	0	7	1925	4	6350	Y	N	4703 45TH AV SW
007	281560	0115	5/21/04	\$441,000	1790	0	7	1921	4	8710	N	N	5643 47TH AV SW
007	762570	4150	4/9/03	\$396,000	1810	0	7	1979	4	6000	N	N	6305 45TH AV SW
007	149530	0501	3/27/03	\$450,000	1830	200	7	1911	5	7493	Y	N	4420 SW EDMUNDS ST
007	431570	0875	4/21/04	\$499,000	1840	810	7	1966	5	7548	Y	N	6716 47TH AV SW
007	793500	0685	3/24/03	\$580,000	1840	300	7	1947	5	14760	Y	N	6360 BEACH DR SW
007	432220	0040	12/26/03	\$285,000	1940	0	7	1916	4	3474	N	N	7326 47TH AV SW
007	432220	0040	12/27/04	\$389,000	1940	0	7	1916	4	3474	N	N	7326 47TH AV SW
007	281560	0150	5/24/04	\$433,000	1970	0	7	1928	4	3735	N	N	4702 SW JUNEAU ST
007	762570	1690	3/25/03	\$435,000	1970	320	7	1926	4	6000	N	N	5651 45TH AV SW
007	431570	0255	10/28/04	\$265,000	1990	740	7	1906	2	4180	N	N	4552 SW OTHELLO ST
007	644140	0060	4/1/04	\$599,000	2150	500	7	1988	3	9600	Y	N	5306 47TH AV SW
007	762570	4090	3/12/04	\$530,000	2260	0	7	2000	3	5400	N	N	6331 46TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	260030	0020	6/8/04	\$500,000	2270	0	7	1991	3	6900	N	N	4819 49TH AV SW
007	281560	0195	10/8/04	\$479,500	2270	0	7	1979	3	7290	N	N	5649 48TH AV SW
007	394890	0020	11/29/04	\$400,000	690	620	8	1912	5	4500	Y	N	6729 HOLLY PL SW
007	239160	1645	2/9/03	\$549,990	950	1240	8	1979	5	5750	Y	N	4522 51ST PL SW
007	239160	1645	5/14/04	\$553,000	950	1240	8	1979	5	5750	Y	N	4522 51ST PL SW
007	537620	0005	11/16/04	\$374,500	960	260	8	1948	4	5120	N	N	7150 45TH AV SW
007	431570	1142	10/6/04	\$612,500	1020	600	8	1949	4	9100	Y	N	6757 48TH AV SW
007	390210	0135	12/19/03	\$432,000	1100	850	8	1951	4	7600	Y	N	4949 ERSKINE WY SW
007	515420	0030	6/30/03	\$477,000	1110	600	8	1940	4	5950	N	N	4800 BEACH DR SW
007	762620	0300	2/3/03	\$322,500	1150	0	8	1928	4	5000	N	N	6545 FAUNTLEROY WY SW
007	281560	0273	5/10/04	\$410,000	1160	820	8	1962	3	6930	N	N	4823 SW FINDLAY ST
007	762570	1125	9/24/03	\$361,200	1190	280	8	1954	4	6000	N	N	5426 46TH AV SW
007	515420	0025	10/5/04	\$439,000	1200	480	8	1950	4	5950	N	N	4808 BEACH DR SW
007	738450	0090	7/7/03	\$450,000	1260	560	8	1926	4	3294	Y	N	5427 SW JACOBSEN RD
007	252340	0075	7/23/03	\$385,500	1320	570	8	1947	3	6450	Y	N	5016 ERSKINE WY SW
007	793600	0543	9/27/04	\$389,000	1340	580	8	1958	4	5670	N	N	4849 51ST AV SW
007	762620	0120	3/17/04	\$409,950	1360	470	8	1948	3	18648	N	N	6632 BEVERIDGE PL SW
007	059300	0033	4/26/04	\$419,950	1370	480	8	1958	4	6825	N	N	5407 SW BEACH DRIVE TER
007	814960	0325	4/26/04	\$410,000	1370	800	8	1961	4	5850	Y	N	4741 46TH AV SW
007	252340	0105	6/9/04	\$465,000	1420	1420	8	1949	3	6560	Y	N	5007 ERSKINE WY SW
007	743600	0081	6/2/04	\$445,000	1450	50	8	1963	4	6250	N	N	4714 SW EDDY ST
007	762570	0680	11/12/03	\$408,300	1460	440	8	1909	4	6250	Y	N	5231 44TH AV SW
007	252340	0190	2/28/03	\$337,000	1510	1000	8	1974	3	5406	N	N	5012 47TH AV SW
007	422990	0185	1/14/04	\$578,000	1540	490	8	1953	4	9375	Y	N	5429 47TH AV SW
007	793400	0245	7/22/04	\$535,000	1540	1230	8	1983	4	5100	Y	N	5257 46TH AV SW
007	432320	0130	5/13/04	\$430,000	1560	750	8	1926	5	7982	N	N	6750 MURRAY AV SW
007	762570	1850	3/18/04	\$503,500	1630	0	8	1940	4	6000	Y	N	5626 47TH AV SW
007	762620	0150	3/15/03	\$500,000	1670	0	8	1984	3	5500	Y	N	6663 BEVERIDGE PL SW
007	762570	4425	10/8/04	\$425,000	1680	810	8	1957	4	5000	N	N	6612 FAUNTLEROY WY SW
007	762620	0162	3/8/04	\$440,000	1710	930	8	1942	5	6250	N	N	6675 BEVERIDGE PL SW
007	760360	0050	1/26/04	\$812,400	1720	1720	8	1921	5	10386	Y	N	4524 57TH AV SW

**Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	911600	0010	12/30/04	\$384,400	1760	420	8	1955	3	5250	N	N	7138 47TH AV SW
007	793500	0025	10/31/03	\$690,000	1800	0	8	1908	3	8400	Y	N	5923 49TH AV SW
007	793500	0670	6/17/04	\$749,950	1800	660	8	1954	4	11700	Y	N	6346 BEACH DR SW
007	059300	0040	2/25/03	\$393,500	1840	0	8	1956	4	6175	N	N	5419 SW BEACH DRIVE TER
007	214120	0050	10/10/03	\$445,000	1890	0	8	1983	3	6341	Y	N	4411 53RD AV SW
007	793600	0540	7/28/03	\$515,000	1900	870	8	1988	3	9750	N	N	5111 SW EDMUNDS ST
007	793600	0533	12/1/04	\$800,000	1940	540	8	1963	3	19800	Y	N	4843 51ST AV SW
007	793600	0130	7/1/04	\$525,000	1990	960	8	1981	3	8400	Y	N	5233 SW JACOBSEN RD
007	432320	0113	5/26/04	\$454,500	2040	0	8	2004	3	3485	N	N	6746 MURRAY AV SW
007	432320	0114	6/17/04	\$449,000	2040	0	8	2004	3	3057	N	N	6742 MURRAY AV SW
007	280960	0120	3/24/04	\$455,000	2170	0	8	2004	3	3157	N	N	4349 SW MILLS ST
007	793600	0417	7/30/03	\$812,500	2180	0	8	1927	5	16140	N	N	5408 BEACH DR SW
007	860890	0045	1/14/03	\$442,000	2280	0	8	1992	3	2925	Y	N	4819 45TH AV SW
007	710410	0006	8/13/03	\$519,500	2290	0	8	1996	3	4004	N	N	5900 49TH AV SW
007	762570	4240	2/3/04	\$535,000	2340	0	8	1999	3	5400	N	N	6318 45TH AV SW
007	431570	0275	12/12/03	\$445,000	2380	0	8	2004	3	4950	N	N	4508 SW OTHELLO ST
007	941740	0334	2/18/04	\$510,000	2430	0	8	2004	3	5000	N	N	6035 47TH AV SW
007	762570	4510	1/9/04	\$496,000	2450	0	8	1994	3	6500	N	N	6530 44TH AV SW
007	515420	0045	10/12/04	\$761,500	2900	340	8	1995	3	5720	N	N	5400 SW EDMUNDS ST
007	793600	0345	9/29/03	\$835,000	1590	910	9	2003	3	8000	Y	N	5042 BEACH DR SW
007	910000	0090	7/9/04	\$659,950	2060	690	9	2004	3	4240	Y	N	5028 46TH AV SW
007	910000	0093	8/16/04	\$665,000	2060	690	9	2004	3	4320	Y	N	5032 46TH AV SW
007	743600	0030	5/15/03	\$498,500	2358	0	9	2002	3	4083	N	N	4811 SW GRAHAM ST
007	757120	0010	11/10/03	\$580,000	2360	0	9	2003	3	2925	Y	N	4840 46TH AV SW
007	793600	0416	2/4/04	\$637,000	2380	0	9	1995	3	3902	Y	N	5435 BEACH DR SW
007	743600	0120	5/1/03	\$489,950	2440	0	9	2003	3	6174	N	N	4717 SW GRAHAM ST
007	743600	0032	6/24/03	\$480,000	2460	0	9	2002	3	4064	N	N	4807 SW GRAHAM ST
007	762570	4253	5/19/03	\$529,950	2527	0	9	2003	3	4800	N	N	6306 45TH AV SW
007	281560	0050	3/28/03	\$512,000	2780	0	9	2003	3	8967	N	N	5612 48TH AV SW
007	738450	0130	3/5/04	\$835,000	2370	1050	10	1996	3	7020	Y	N	5421 SW JACOBSEN RD
007	015800	0015	8/13/04	\$812,500	2460	510	10	1993	3	13345	Y	N	6562 BEACH DR SW

**Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	764940	0130	4/15/03	\$575,000	2460	0	10	1995	3	2800	Y	N	5118 SW CANADA DR
007	738450	0140	6/28/04	\$795,000	2790	1040	10	1927	5	10904	Y	N	5407 SW JACOBSEN RD
007	570550	0020	5/17/04	\$725,000	3250	0	10	2004	3	6875	N	N	5034 51ST AV SW
007	515420	0020	11/18/03	\$1,500,000	3000	1100	11	2001	3	6155	Y	Y	4807 BEACH DR SW
007	793600	0294	4/23/04	\$928,500	3180	0	11	1997	3	6058	Y	N	5012 BEACH DR SW
007	793500	0575	3/30/04	\$1,300,000	3460	1840	11	2003	3	10050	Y	N	6033 ATLAS PL SW
007	793600	0012	6/22/04	\$1,062,500	3720	0	11	1989	3	9487	Y	N	4402 BEACH DR SW

**Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	005600	0075	5/6/04	\$400,000	DIAGNOSTIC OUTLIER
001	005900	0615	5/23/03	\$43,906	DORRatio
001	015100	0070	8/12/03	\$192,500	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY
001	091300	0146	3/25/03	\$620,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	091300	0190	2/3/04	\$127,450	QC DEED; RELATED PARTY, FRIEND, NEIGHBOR
001	091300	0290	6/2/04	\$127,527	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
001	091300	0315	5/13/03	\$732,500	DIAGNOSTIC OUTLIER
001	091400	0105	3/30/04	\$254,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	637200	0101	7/21/04	\$347,500	DIAGNOSTIC OUTLIER
001	637450	0075	10/14/03	\$146,897	RELATED PARTY, FRIEND, OR NEIGHBOR
001	761620	0040	1/23/03	\$310,950	UnFinArea
001	761620	0060	7/27/04	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	761620	0090	4/1/04	\$315,000	UnFinArea
001	761620	0095	5/16/03	\$294,000	UnFinArea
001	761620	0110	4/8/04	\$415,000	QC DEED; EXEMPT FROM EXCISE TAX
001	762120	0100	9/11/03	\$95,500	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
001	762170	0130	6/28/04	\$316,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	927220	1250	8/1/04	\$1,250,000	DIAGNOSTIC OUTLIER
001	927420	1695	4/14/04	\$125,171	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
001	927420	1820	1/2/03	\$331,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	927420	1820	2/18/03	\$365,000	NO MARKET EXPOSURE
001	927620	1110	8/19/04	\$305,000	RELOCATION - SALE BY SERVICE
001	927620	1110	5/19/04	\$305,000	RELOCATION - SALE TO SERVICE
001	927620	1150	11/8/04	\$346,500	DIAGNOSTIC OUTLIER
001	927620	1200	2/10/04	\$107,949	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
001	927620	1345	6/9/03	\$280,000	DIAGNOSTIC OUTLIER
001	927620	1360	6/11/04	\$585,000	DIAGNOSTIC OUTLIER
001	938520	0055	6/26/03	\$430,000	DIAGNOSTIC OUTLIER
001	938520	0090	12/29/03	\$190,000	DIAGNOSTIC OUTLIER
001	938520	0090	9/15/04	\$250,000	LACK OF REPRESENTATION
003	011700	0085	3/25/03	\$125,000	%Compl DORRatio
003	683770	0065	7/29/03	\$812,000	DIAGNOSTIC OUTLIER
003	683770	0070	10/22/04	\$465,000	DIAGNOSTIC OUTLIER
003	683770	0240	4/29/04	\$889,500	RELOCATION - SALE BY SERVICE
003	683770	0240	4/21/04	\$889,500	RELOCATION - SALE TO SERVICE
003	719280	0155	5/21/03	\$298,900	RELOCATION - SALE BY SERVICE
003	719280	0155	5/21/03	\$298,900	RELOCATION - SALE TO SERVICE
003	798740	0316	10/22/03	\$250,000	DIAGNOSTIC OUTLIER
003	798740	0440	12/15/04	\$335,000	DIAGNOSTIC OUTLIER
003	915160	0140	10/31/03	\$419,000	RELOCATION - SALE BY SERVICE
003	915160	0140	9/24/03	\$419,000	RELOCATION - SALE TO SERVICE
003	915160	0700	8/19/03	\$12,000	QUIT CLAIM DEED DORRatio
003	927220	1990	2/5/04	\$540,000	DIAGNOSTIC OUTLIER
003	927220	2110	7/26/04	\$750,000	UnFinArea
003	927220	2180	7/17/03	\$325,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	927420	3885	4/29/04	\$363,000	PROPERTY ASSESSED DIFF THAN PROP SOLD
003	927420	3980	3/19/04	\$682,964	DIAGNOSTIC OUTLIER
003	927420	4250	9/20/04	\$340,000	UnFinArea
003	927420	4570	6/4/03	\$275,000	RELOCATION - SALE BY SERVICE
003	927420	4570	6/4/03	\$275,000	RELOCATION - SALE TO SERVICE
003	927570	0795	7/22/04	\$550,000	DIAGNOSTIC OUTLIER
003	927570	0870	6/18/03	\$175,000	Obsol
003	927570	2190	8/19/04	\$430,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	927570	2675	9/1/04	\$1,575,000	DIAGNOSTIC OUTLIER
003	927570	3340	4/7/03	\$319,950	ImpCount
003	934540	0020	7/21/04	\$720,000	DIAGNOSTIC OUTLIER
005	014800	0365	4/29/04	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	014800	0466	9/4/03	\$650,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	014800	0640	3/25/03	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	156310	1220	5/14/04	\$1,035,000	DIAGNOSTIC OUTLIER
005	156310	2005	10/23/03	\$610,000	CORPORATE AFFILIATES
005	156310	2005	11/18/03	\$865,000	CORPORATE AFFILIATES; QUIT CLAIM DEED
005	181880	0101	12/23/03	\$235,000	DIAGNOSTIC OUTLIER
005	181880	0221	4/12/04	\$384,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	181880	0264	3/25/04	\$535,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	205610	0035	12/17/04	\$351,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	205610	0585	5/12/03	\$156,819	PARTIAL INTEREST (103, 102, Etc.) DORRatio
005	513500	0050	3/30/03	\$485,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QC DEED
005	513500	0100	12/1/04	\$615,000	MULTI-PARCEL SALE
005	636590	0335	1/10/03	\$126,580	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
005	637150	0015	9/4/03	\$131,177	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
005	637150	0125	6/28/04	\$260,000	LACK OF REPRESENTATION
005	637250	0005	5/8/03	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	637250	0006	8/22/03	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	637400	0085	6/28/04	\$869,000	DIAGNOSTIC OUTLIER
005	637400	0120	4/23/03	\$330,000	%Compl
005	637400	0310	11/7/03	\$154,709	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
005	638450	0005	6/23/04	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	700770	0155	7/15/03	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	700770	0260	12/12/03	\$210,000	EST NO MARKET EXPOSURE
005	771260	0035	3/19/04	\$875,000	%Compl
005	782870	0007	10/10/03	\$276,500	DIAGNOSTIC OUTLIER
005	782870	0090	6/25/04	\$525,000	ImpCount
005	942240	0026	2/11/03	\$355,000	ImpCount
007	015800	0046	12/17/03	\$630,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	031200	0190	12/23/03	\$100,919	QUIT CLAIM DEED DORRatio
007	239160	1195	10/21/03	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	239160	1205	6/4/03	\$200,000	DIAGNOSTIC OUTLIER
007	239160	1420	3/3/04	\$608,500	UnFinArea
007	280960	0120	6/2/03	\$165,000	DORRatio

**Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	281060	0040	5/25/04	\$430,000	PROPERTY ASSESSED DIFF THAN PROP SOLD
007	281560	0070	6/8/04	\$224,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	356080	0035	9/23/04	\$231,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	370290	0221	9/7/04	\$337,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
007	380750	0010	2/7/03	\$186,500	DIAGNOSTIC OUTLIER
007	380750	0010	3/26/04	\$253,800	ActivePermitBeforeSale>25K
007	390210	0120	7/30/03	\$26,667	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
007	390210	0130	6/17/04	\$500,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
007	422990	0025	6/9/04	\$405,000	RELOCATION - SALE BY SERVICE
007	422990	0025	6/9/04	\$405,000	RELOCATION - SALE TO SERVICE
007	422990	0080	12/17/03	\$103,500	QUIT CLAIM DEED DORRatio
007	431570	0275	5/29/03	\$179,800	DORRatio
007	431570	0440	5/12/04	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	431570	0515	8/19/03	\$115,150	DORRatio
007	431570	0535	3/30/04	\$405,000	ImpCount
007	431570	0891	9/26/04	\$131,500	QUIT CLAIM DEED DORRatio
007	431570	0894	4/15/04	\$312,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	431570	1070	7/30/03	\$949,000	Obsol
007	431620	0075	6/2/04	\$330,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
007	432320	0045	9/25/03	\$182,500	DIAGNOSTIC OUTLIER
007	527620	0004	4/16/04	\$36,625	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	537620	0005	4/28/04	\$340,000	RELOCATION - SALE BY SERVICE
007	537620	0005	4/28/04	\$340,000	RELOCATION - SALE TO SERVICE
007	570550	0020	1/23/03	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	710410	0065	5/8/03	\$353,000	EXEMPT FROM EXCISE TAX
007	710410	0115	5/4/04	\$255,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	738450	0007	12/2/04	\$50,000	QUIT CLAIM DEED DORRatio
007	743600	0045	4/9/03	\$287,000	Obsol
007	743600	0130	12/21/04	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	743600	0140	8/4/04	\$248,000	ActivePermitBeforeSale>25K
007	743600	0140	5/20/03	\$166,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	743600	0200	7/7/03	\$428,000	DIAGNOSTIC OUTLIER
007	743600	0246	1/29/03	\$740,000	%NetCond
007	760310	0025	9/11/03	\$525,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	762570	0651	10/15/04	\$313,950	PROPERTY ASSESSED DIFF THAN PROP SOLD
007	762570	0770	11/26/03	\$515,000	ActivePermitBeforeSale>25K
007	762570	0775	6/25/04	\$80,000	DORRatio
007	762570	0775	9/24/04	\$180,000	DORRatio
007	762570	0851	3/12/04	\$291,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	762570	1055	9/21/04	\$405,000	UnFinArea
007	762570	1505	12/6/04	\$578,700	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
007	762570	2015	3/26/03	\$69,621	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	762570	2180	4/29/04	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	762570	2190	7/21/03	\$99,543	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	762570	3624	11/14/03	\$312,047	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	762570	3624	11/7/03	\$46,674	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	762570	3645	5/24/04	\$271,600	RELATED PARTY, FRIEND, OR NEIGHBOR
007	762570	3720	7/16/04	\$319,950	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
007	762570	4015	10/8/04	\$322,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	762570	4065	3/11/04	\$178,000	DIAGNOSTIC OUTLIER
007	762570	4335	12/4/03	\$435,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
007	762570	4335	10/24/04	\$445,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
007	762620	0070	8/2/04	\$399,000	RELOCATION - SALE BY SERVICE
007	762620	0070	7/21/04	\$399,000	RELOCATION - SALE TO SERVICE
007	762620	0110	8/24/04	\$465,000	ImpCount
007	793400	0252	2/27/03	\$245,000	DIAGNOSTIC OUTLIER
007	793500	0270	12/4/03	\$1,008,000	DIAGNOSTIC OUTLIER
007	793500	0655	6/18/04	\$83,337	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	793600	0250	11/3/03	\$2,150,000	Obsol
007	793600	0384	7/4/04	\$825,000	ImpCount
007	793600	0385	12/2/03	\$535,000	Obsol
007	793600	0385	11/3/04	\$1,135,900	Obsol ActivePermitBeforeSale>25K
007	793600	0426	10/27/04	\$790,000	DIAGNOSTIC OUTLIER
007	793600	0542	12/15/04	\$122,863	DORRatio
007	793600	0566	4/30/04	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	793600	0603	8/11/03	\$381,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	793600	0649	5/17/04	\$294,950	UnFinArea
007	793600	0650	7/12/04	\$297,000	UnFinArea
007	793600	0679	8/27/04	\$445,000	UnFinArea
007	793650	0117	11/10/04	\$1,563,000	DIAGNOSTIC OULTIER
007	793650	0200	6/18/03	\$2,300,000	LACK OF REPRESENTATION
007	814960	0035	4/7/03	\$205,000	DIAGNOSTIC OUTLIER
007	814960	0175	5/2/03	\$276,000	DIAGNOSTIC OUTLIER
007	814960	0365	11/14/03	\$247,500	DIAGNOSTIC OUTLIER
007	858740	0015	12/1/04	\$765,000	DIAGNOSTIC OUTLIER
007	858740	0030	9/23/04	\$862,000	Obsol
007	858740	0040	10/28/04	\$865,000	DIAGNOSTIC OUTLIER
007	859590	0035	4/2/04	\$329,000	UnFinArea
007	859590	0045	10/23/03	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	910000	0090	1/28/03	\$175,000	NO MARKET EXPOSURE DORRatio
007	910000	0090	5/27/03	\$285,000	TEAR DOWN; IMP. CHAR CHANGED SINCE SALE
007	910000	0115	5/4/04	\$337,500	RELATED PARTY, FRIEND, OR NEIGHBOR
007	911600	0040	7/31/03	\$373,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	931980	0005	1/8/03	\$243,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	939370	0070	4/15/04	\$8,378	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	941740	0045	3/25/03	\$246,540	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	941740	0210	10/14/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	941740	0334	8/6/03	\$170,000	DORRatio

**Vacant Sales Used in this Annual Update Analysis
Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	927570	1947	1/26/2004	109950	2500	Y	N
5	102400	0079	5/26/2004	145000	4700	Y	N
7	738450	0080	1/14/2004	155000	2865	N	N
7	793500	0566	11/18/2003	105000	5850	N	N
7	793650	0251	4/22/2004	200500	5041	N	N

These vacant sales were available but are considered too few to derive a market adjustment for the land based on land sales alone. Therefore, after further analysis and in the absence of evidence to the contrary, an overall market adjustment was derived based on the value increase in sales of improved parcels and is assumed to apply to previous land values.

**Vacant Sales Removed from this Annual Update Analysis
Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	015400	0025	9/4/2003	150000	1/3 interest in parcel per e-slip
1	015400	0025	8/28/2003	150000	1/3 interest in parcel per e-slip
3	927220	2305	8/18/2004	53000	Coded restrictive size/shape - Est SP less than market
3	927570	1947	12/30/2004	519000	Per e-slip, sale for land with new imp-not a vac land sale
3	957780	0585	1/29/2004	183786	Sale for land with prev used imp per e-slip



King County
Department of Assessments
King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2005 Revaluation for 2006 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr